

COUNCIL  
AGENDA

MAR 8, 1976

THE COUNCIL OF  
THE CORPORATION OF THE CITY OF MISSISSAUGA  
A G E N D A

DATE: MONDAY, MARCH 8, 1976

TIME: 9:30 A.M.

PLACE: CITY COUNCIL CHAMBERS  
1 City Centre Drive  
Mississauga, Ontario

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1. THE LORD'S PRAYER

2. MINUTES OF COUNCIL MEETINGS: February 18-23, 1976  
February 23, 1976  
February 25, 1976  
March 3, 1976

3. DEPUTATIONS

(a) FILE REGISTERED PLAN 550 - BLOCKS M & L (ERINDALE WOODLANDS)

Mr. Gary Smith of Weir & Foulds will appear to discuss the above development. This matter was before General Committee on February 25, 1976, at which time it was referred to Council without a recommendation and Mr. Smith was to be invited to attend this meeting. (See Attachment UB-1)

(b) FILE 83-76 - COUNCIL (PROVINCIAL LIBERAL CAUCUS)

Mr. Marvin Shore, M.P.P. - London North, will appear on behalf of the Provincial Liberal Caucus to discuss the changing municipal-provincial financing system.

(c) FILE 155-76 - CONDOMINIUMS (WESTWOOD ABBEY CONDOMINIUMS - DARCEL AVENUE)

Mr. Gary E. Siskind will appear to request Council's approval of recent negotiations regarding Council's recommendations concerning this project.

(d) FILE 66-76 - LAND DIVISION COMMITTEE (5%)

Mr. Harry Molly will appear regarding levies with respect to a Land Division Committee application. The 5% dedication on this application was dealt with by Item #289 of General Committee Report dated February 25, 1976.



March 8, 1976.

3. DEPUTATIONS CONTINUED

(c) FILE OZ-59-75 - SHIPP CORPORATION LIMITED

Mr. Harold Shipp will appear to request Council to pass the re-zoning by-law for lands at the southwest corner of Bloor Street and Dixie Road, and to object to the \$2,000.00 per acre charge for watercourse and road improvements. (See Item R-3)

4. PUBLIC QUESTION PERIOD

5. CORRESPONDENCE

- (a) INFORMATION ITEMS - Attachments I-1 to I-15
- (b) ITEMS REQUIRING DIRECTION - Attachment C-1

6. NOTICES OF MOTION

7. REPORTS FROM MUNICIPAL OFFICERS - Attachments R-1 to R-7

R-1 - FILE 140-76 - OFFICIAL PLAN REVIEW (CITY CORE AREA PLAN)  
FILE 120-76 - DEVELOPMENT POLICY

Report dated March 3, 1976, from the Commissioner of Planning with respect to the City Core Area Plan. To be received. Resolution available.

R-2 - FILE 21-76 - TENDERS (DIATOMACEOUS EARTH AND PERCHLORON -  
(H.T.H.) - TR-5-1975)

Report dated February 27, 1976, from the City Treasurer recommending the award of the tender for the supply and delivery of Diatomaceous Earth and Perchloron (H.T.H.) for the City's Pools. To be received. Resolution Available.

R-3 - FILE OZ-59-75 - SHIPP CORPORATION LIMITED

It is expected that a report from the Commissioner of Engineering, Works and Building, will be available at the meeting regarding this development.

R-4 - FILE 17-76 - RECREATION (RECREATIONAL FACILITIES -  
MEADOWVALE SOUTH AND WEST)

Report dated March 4, 1976, from the Commissioner of Recreation and Parks, recommending a revision to the Agreement with Markborough Properties Limited re the provision of Recreation Facilities in Meadowvale South and West. To be received. By-law available.

March 8, 1976.

7. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-5 - FILE 188-76 - CITY CELEBRATIONS

It is expected that a report from the Commissioner of Recreation and Parks will be available at the meeting regarding the 1976 Mississauga Festival.

R-6 - FILE 120-76 - DEVELOPMENT POLICY (TARO PROPERTIES INC.)

It is expected that a report from the Commissioner of Planning regarding the Creditview Community Secondary Plan will be available at the meeting. See Item #346 of General Committee Report of March 4, 1976.

R-7 - FILE 173-76 - MISSISSAUGA JUDICIAL INQUIRY

It is expected that the City Solicitor will give a verbal report at this meeting regarding this matter.

8. COUNCIL TO MOVE INTO COMMITTEE OF THE WHOLE TO CONSIDER REPORTS FROM MUNICIPAL COMMITTEES

Verbal motion

9. COMMITTEE REPORTS

- (a) GENERAL COMMITTEE REPORT - FEBRUARY 25, 1976
- (b) GENERAL COMMITTEE REPORT - MARCH 4, 1976

10. COMMITTEE TO RISE

Verbal motion

11. PETITIONS

Nil

12. UNFINISHED BUSINESS

UB-1 - FILE REGISTERED PLAN 550 - BLOCKS M & L (ERINDALE WOODLANDS)

This matter was before General Committee at its meeting held on February 25, 1976, at which time it was referred to Council without a recommendation and Mr. Gary Smith was to be invited to attend this meeting. (See Attachment UB-1)

March 8, 1976.

13. BY-LAWS

- # 1-76 - A By-law to stop up part of an allowance for road in the City of Mississauga. (To stop up part of Orchard Hill Road. No objections have been received to the By-law. Regional approval has now been received.)

THIRD READING REQUIRED

- #84-76 - A By-law to establish certain lands as part of the municipal highway system. (To lift 1' reserve and establish part of Haultain Court to provide for legal access across Block J, Plan 904. Lands located north of Eglinton and west of Dixie Road.)

THREE READINGS REQUIRED

- #85-76 - A By-law to establish certain lands as part of the municipal highway system. (This by-law establishes the portion of Mavis Road acquired as per the Mavis Road alignment. Lands located south of Dundas Street and north of Queensway West.)

THREE READINGS REQUIRED

- #86-76 - A By-law to establish certain lands as part of the municipal highway system. (This By-law lifts 1' reserve and establishes part of Orchard Haven Ridge. This reserve was acquired sometime ago and, inadvertently, has not been lifted. Lands located south of the Q.E.W. and east of Dixie Road.)

THREE READINGS REQUIRED

- #87-76 - A By-law to establish certain lands as part of the municipal highway system. (This By-law lifts 1' reserve and establishes part of Larchview Trail. This reserve was acquired sometime ago and, inadvertently, has not been lifted. Lands located south of the Q.E.W. and east of Dixie Road.)

THREE READINGS REQUIRED

- #88-76 - A By-law to accept a deed of land and to establish lands described therein as part of the municipal highway system. (To accept road widening and establish part of Cliff Road. This is a requirement pursuant to a Land Division application by Shane Construction. Lands located south of Dundas and west side of Cliff Road.)

THREE READINGS REQUIRED



March 8, 1976.

13. BY-LAWS CONTINUED

- #89-76 - A By-law to authorize execution of a License Agreement. (Agreement between Ontario Hydro and City of Mississauga to extend City's rights to occupy the Hydro's lands - Coram Crescent Park, Lot 2, Con. 1, S.D.S. and Lots 38 and 39, Plan 390. This is as recommended by Item #287 of General Committee Report dated February 25, 1976.)

THREE READINGS REQUIRED

- #90-76 - A By-law to authorize execution of an agreement for municipal purposes. (contract for construction of the Parks Shop addition. Awarded to F. Greco & Sons Limited - Tender TR-42-1975.)

THREE READINGS REQUIRED

- #91-76 - A By-law to authorize the execution of an Engineering Agreement and a Financial Agreement between Urban Equities Limited and the Corporation of the City of Mississauga. T-24744. (Lands located south of Dundas Street and west of Hammond Road. All financial requirements have been satisfied as well as Regional approval.)

THREE READINGS REQUIRED

- #92-76 - A By-law to authorize execution of a Grant of Easement. (Oak Lane Sanitary Sewer Easement and Mackay Property - 1300 Oak Lane, being Part of Lot 23, Con. 2, S.D.S.)

THREE READINGS REQUIRED

- #93-76 - A By-law to execute an Agreement between the City of Mississauga, the Regional Municipality of Peel, and Her Majesty the Queen, in Right of Ontario, as represented by the Minister of the Environment. (This By-law provides for the payment of \$2,500,000.00 O.W.R.C. Funds to be paid to the City of Mississauga in Trust.)

THREE READINGS REQUIRED

- #94-76 - A By-law to remove certain lands from part-lot control. (To remove semi-detached zoned property on Block P, Plan M-78, from part-lot control. Lands located north of Queensway and west of Stillmeadow Road. All conditions have been satisfied.)

THREE READINGS REQUIRED



March 8, 1976.

13. BY-LAWS CONTINUED

- #95-76 - A By-law to remove certain lands from part-lot control. (To remove semi-detached zoned property on Block C, Plan 967, from part-lot control. All conditions have been satisfied. Lands located north of Queensway and west of Stillmeadow Road.)

THREE READINGS REQUIRED

- #96-76 - A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$2,372,469.00 (of which \$1,000,000.00 is to be debentured) for the construction of certain recreation facilities as part of the future community centre in the Mississauga Valleys area of the City of Mississauga.

THREE READINGS REQUIRED

- #97-76 - A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$555,000.00 (all of which is to be debentured) for the development of Erindale Park in the City of Mississauga.

THREE READINGS REQUIRED

- #98-76 - A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$111,000.00 (all of which is to be debentured) for the purchase of property at Britannia Road and Erin Mills Parkway for the construction of a fire station.

THREE READINGS REQUIRED

- #99-76 - A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$166,000.00 (all of which is to be debentured) for the purchase of property along Lakeshore Boulevard between Cawthra Road and Meredith Road in the City of Mississauga for construction of a Fire Station.

THREE READINGS REQUIRED

March 8, 1976.

13. BY-LAWS CONTINUED

#100-76 - A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$150,000.00 (all of which is to be debentured) for the purchase of a tele squirt pump truck by the City of Mississauga Fire Department.

THREE READINGS REQUIRED

#101-76 - A By-law to authorize an application to The Ontario Municipal Board for approval of an additional capital expenditure in the amount of \$2,679,000.00 (of which \$804,000.00 is to be debentured) for the construction of a transit depot in the City of Mississauga.

THREE READINGS REQUIRED

NOTE: By-law #101-76 requires an affirmative vote by three-quarters of all the members of Council.

#102-76 - A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$1,515,000.00 (of which \$409,000.00 is to be debentured) for the purchase of 20 buses and fare boxes for the City of Mississauga Transit System.

THREE READINGS REQUIRED

NOTE: By-law #102-76 requires an affirmative vote by three-quarters of all the members of Council.

#103-76 - A By-law to ratify an Application to the Divisional Court by the Corporation of the City of Mississauga. (This By-law ratifies the City's application to the Divisional Court to prohibit the O.M.B. from hearing an application by the Regional Municipality of Peel with respect to the O.W.R.C. Funds and engages Gardiner, Roberts, as Counsel for the City with respect to this application. This By-law has been placed on the Agenda at the request of the City Solicitor.)

THREE READINGS REQUIRED

March 8, 1976.

13. BY-LAWS CONTINUED

- #104-76 - A By-law to authorize an amendment to an Agreement. (Agreement between the City of Mississauga and Markborough Properties Limited relative to Recreation Facilities. This By-law is in accordance with Item R-4)

THREE READINGS REQUIRED

- #105-76 - A By-law to authorize the execution of three Transfers of Easement between Cadillac-Fairview Corporation and the Corporation of the City of Mississauga. (These are easement documents required as per the Engineering Agreements for Plans M-42 and M-44. Lands located north of Britannia and west of Erin Mills Parkway.)

THREE READINGS REQUIRED

14. MOTIONS

- (a) To adopt General Committee Report of February 25, 1976.
- (b) To adopt General Committee Report of March 3, 1976.
- (c) To request no further development on the Mimico Creek west of Airport Road, north of Mississauga City limits until MTRCA has completed a study on the impact of development in the City of Brampton on the Mimico Creek Watershed. (F. J. McKechnie)
- (d) To advise the OMB that By-law 75-76 is in conformity with the Official Plan.
- (e) To request Etobicoke to defer processing of Riverwood Subdivision pending resolution of the Highway #427 alignment. (F. J. McKechnie)
- (f) To alter school support for Sheridan Mercury Sales Ltd.
- (g) To approve Tax Apportionments pursuant to Section 547(1) of The Municipal Act, Chapter 284, R.S.O. 1970, as amended.
- (h) Motion re City Core Area Plan.
- (i) To re-open Item #9 of Administration and Finance Committee Report of February 24, 1976, regarding the relationship of Council and staff to civic committees.
- (j) To approve report from the City Manager regarding the relationship of Council and staff to civic committees subject to an amendment.
- (k) To award tender for the supply and delivery of Diatomaceous Earth and Perchloron (H.T.H.).

March 8, 1976.

15. NEW BUSINESS

16. IN CAMERA ITEMS

There will be one item to be dealt with "In Camera."

17. BY-LAW TO CONFIRM PROCEEDINGS OF COUNCIL AT THIS MEETING

Verbal motion for required number of readings.

18. ADJOURNMENT

Verbal motion



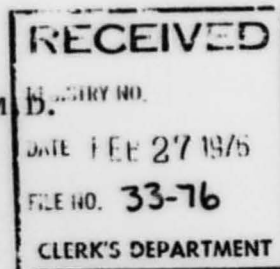
77 City Centre Drive  
Mississauga, Ontario  
L5B 1M6  
Telephone (416) 270-7000

S.B. McLaughlin Associates Limited

February 19, 1976

C-1

Mayor M.L. Dobkin, M.P.  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2



Dear Mayor Dobkin:

Budget Overview for the City of Mississauga

Some time has elapsed since I received from you a copy of the Budget Overview for the City of Mississauga. You asked me to be prepared to comment upon the Overview. I am taking the liberty of responding at this time, and in doing so wish to make a positive suggestion to Council.

The Overview confirms the trend of rapidly increasing municipal taxes. However, there is considerable danger involved in considering municipal taxes in isolation, and any policies should consider the total impact upon the public and the overall economy. Specifically, the total cost of accommodation to a family must be considered, including the cost of shelter and the size of mortgage payments.

Consideration of overall policies should identify the trade-offs of reduced service levels (at least temporarily) against the advantage of lower housing and mortgage costs. The temporarily lower public service level would result in lower capital costs, lower mortgage charges, and lower property taxes. With the passage of a reasonable amount of time, the service standard could be increased and the homeowner, who would have had the benefit of lower capital and mortgage costs, would have a greater ability to pay somewhat higher taxes.

The Federal Government, the Provincial Government, and responsible developers acknowledge that municipalities have difficulty in financing all of the capital costs involved in the community development processes. All are prepared to work with rapidly growing municipalities to find solutions to these economic problems, as well as to make every endeavour to achieve the best quality of development.

S. B. McLaughlin Associates Limited

February 19, 1976  
Page Two

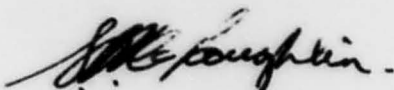
C-1a

Without this co-operative effort, we can expect the price of accommodation and the costs of servicing that accommodation to continue to inflate beyond the level of affordability by the public. Similarly, the total economy will be injured.

The problem is complex, but a solution must be found. We are prepared to start by having a working committee formed including senior staff of both the municipality and our corporation. It may be appropriate for Council to name one or two representatives to participate in such a working committee.

Please consider this letter as a formal request to form such a committee as soon as possible. In the meantime, we are continuing to work upon concrete proposals to be placed before Council or any working committee created by Council. If at any time you wish to have the writer or senior representatives of our company discuss these matters, we would be glad to meet at your request.

Yours very truly,



S. B. McLaughlin

President  
S. B. McLAUGHLIN ASSOCIATES LIMITED.

/sm

cc: Mr. T. Julian - City Clerk, Mississauga  
Council - City of Mississauga

DIRECTION REQUIRED.

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CITY OF MISSISSAUGA

FILE: SP 166

PLANNING DEPARTMENT

DATE: March 3, 1976

MEMORANDUM

TO: M. L. Dobkin, Mayor, and Members of the City of Mississauga Council.

FROM: R. G. B. Edmunds, Commissioner of Planning

SUBJECT: City Core Area Plan

COMMENTS: 1. PURPOSE OF REPORT

In connection with the City Core, City Council on December 16, 1975, resolved as follows:

"THAT the area within which the Core Study Area is to be located be generally defined as 'west of Highway 10, north of Highway 5, east of Mavis Road and south of the HEPC right-of-way'."

"THAT a plan for the Core Area be developed jointly by the City with participation of the Federal and Provincial Governments, and landowners within the Study Area and work proceed under the direction of City Staff in consultation with the landowners, et cetera in the Area."

"THAT a Study of the Core Area be proceeded with on the basis of cost sharing involving the Federal and Provincial Governments and that the City's portion be assessed against the landowners."

This report outlines an approach to the development of a plan for the Core Area.

2. INTRODUCTION

A special effort is needed to develop a high-quality Core Area plan quickly. This emphasis on quality and time is important for several reasons:

TO BE RECEIVED. RESOLUTION AVAILABLE.

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- a) Applications have been made to the City to develop projects in the Core Area, and delay in considering these applications could result in appeals to the Ontario Municipal Board which may result in decisions not in the best interests of the total development of Mississauga.
- b) The City Core is a highly visible project from a public interest point of view. It is, therefore, important that the City should be seen to be approaching the matter in a logical and organized manner which will result in a Core that benefits the citizens of Mississauga. The development of a plan would be the first step in such a program.
- c) The development of the Core Area will involve some capital works which will be the responsibility of the City and the Region of Peel. To ensure that these are constructed on time and in the most economical way requires the development of a capital works and financing program as part of the plan.
- d) The early development of the Core is important if the goal with respect to encouraging office employment in Mississauga is to be realized. The City's intention to develop a Core Area has already stimulated interest by private companies. In order to mobilize these private interests an agreed concept for future Core development is necessary.
- e) A Core Area plan is needed to provide a basis for decisions to be made on the future development of a Civic Centre.

### 3. GENERAL DESCRIPTION OF THE CORE AREA

The Goals and Objectives recently adopted by City Council and the work carried out by IBI and the Centres Subcommittee provide some broad guidelines as to the purpose and role of the City Core. The brief description which follows



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is intended as a basis for some common understanding of the Core Area.

a) Goals and Objectives

The following are objectives selected from those adopted for the City as a whole which are relevant to the development of a Core Area.

- To provide a Core Area site of appropriate size and location to facilitate its development as the dominant focal point of retail, office, recreation, cultural and institutional facilities of City and Regional significance.
- To design a Core Area which will facilitate and attract a high level of social activity both day and night, have an attractive visual quality and a strong sense of identity.
- To locate community facilities including a City Hall, Central Library, Theatre and Art Gallery in the Core Area.
- To give high priority when considering transportation facilities to the construction of transportation facilities which accommodate trips to the Core Area from other areas of Mississauga and the surrounding region.
- To expand office employment so that by 1986 employment in this category is at least 15 per cent of the labour force.
- To add to the existing residential accommodation units of a type, tenure and price which will result in a match between employment opportunities and residential labour force by 1990.
- To locate new development so that the physical disturbance to existing development is kept to a minimum.

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b) Role of City Core

It is apparent from discussions with Metro Toronto and the Province that these agencies support the concept of a strong centre for Mississauga which serves both a Regional and City role. (Regional in this sense means service of an area which includes parts of Halton and Metro Toronto.) This dual role has advantages from the City's viewpoint in that it provides for the development of a centre with a wide range of facilities and employment opportunities.

c) Core Area Components

One of the essential characteristics of the Core Area is that it should have a diversity of activities and a level of social interaction that makes it an attractive place to visit at all times of the day and evening. To achieve this vitality, a diversity of activities is required. The following is an outline of the main components:

- Retail

The Core Area will have a major retail component. The market study staff is close to completing will indicate the magnitude of retail floor area expansion. Preliminary estimates are that it should be in the order of two million square feet.

- Service Functions

There are a number of service activities (for example, real estate agents or hotels) not classified as retail which require locations in a Core Area. Estimates on the amount of these services will be developed following the retail analysis and will be available by the end of February.

- Office Employment

An important component of the Core Area is office employment. The Core will provide

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sites for office development, a range of facilities attractive for offices, and access to the labour force in Mississauga.

- Institutional Facilities and Civic Facilities

There are a number of public facilities that will be provided in the immediate future and over the next twenty years for the City of Mississauga. These could include a Central Library, Theatre, Art Gallery, City Hall, Federal Offices and Provincial Offices. Provision should be made for these in a Core Area.

- Housing

In order to boost the level of activity and to ensure that the Core Area does not become lifeless late in the evening, a substantial amount of housing accommodation must be provided. Generally the amount of this accommodation should be geared to the estimated demand for non-family accommodation and should include housing for senior citizens. The creation of a satisfactory residential environment in an area of intensive activity requires careful design.

- Open Space

The Core Area should be linked to a system of pedestrian and bicycle pathways which will be part of the open space system. There will also be a need in the Core Area to provide a series of open areas in which civic events can take place and open air gatherings can occur.

- Transportation

As the focus for activities for both the City and the Region, the Core Area must be the hub of the transportation network.

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DATE: March 3, 1976

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#### 4. PARTICIPANTS AND REPORTING MECHANISMS

In view of the time constraints on the completion of the project, it is suggested that Council should be involved directly in the planning process and not indirectly through committees and subcommittees. It is recommended therefore, that the Municipal Development Coordinator should report directly to Council and be responsible for coordinating the project.

At the same time, all interests should have input into the planning process; therefore, an advisory committee should be established to guide the project. The purpose of the advisory committee will be in conjunction with the Municipal Development Coordinator to explore alternatives and suggest directions which the study should take. Such a group would not be expected to make formal decisions or recommendations, but to offer general guidance, information and advice.

The suggested composition of the advisory group is as follows:

- Municipal Development Coordinator, Group Chairman
- The Members of the City Staff Management Team
- One representative each from Planning and Engineering Departments, the Region of Peel
- One representative each from the Ministry of Treasury and Economics, Ministry of Transportation and Communications, and Ministry of Housing, the Provincial government
- One representative each from the Ministry of State for Urban Affairs and Department of Public Works, Federal government
- Four representatives selected by landowners in the Core Area

Other staff can be called in for reports or advice to the committee as required. While it would be acceptable for all the landowners to attend these meetings, it is felt that their active participation should be limited to four representatives. In order to select and manage



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this representation, it is suggested that the landowners form a committee to coordinate their input.

Appendix One illustrates the suggested organization.

##### 5. STUDY PROGRAM

Appendix Two outlines in general terms the recommended program. Amplification of certain aspects of this program follows:

###### a) Phase 1: Initiation

During this phase, the framework for guiding the study is established. It is important that the responsibilities of the participants are clearly defined and the mechanism for resolving future problems is agreed. The financing of the project should also be resolved at this stage, and consultants selected.

###### b) Phase 2: Objectives and Inventory

The development of objectives for the approval of Council is the next task. The objectives and the effect of different priorities will be illustrated by presentation of alternative concepts. The presentation of the concepts is for the purpose of assisting Council in expressing their preferences. This is followed by the gathering together of information which will influence the preparation of the concept.

This work will involve a detailing of site conditions under the following categories:

- Ecology: identification of sensitive areas and opportunities for preserving natural features.

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- Topography: identification of sites with vistas or attractive land form.
- Adjacent land uses.
- Existing activities within the study area and an analysis of which should be appropriate for retention, rehabilitation or redevelopment in a Core concept.
- Transportation: this will involve an examination of the capacity of adjacent networks both road and transit, also alternatives with respect to the necessity of introducing a mode for internal movement within the Core Area.
- Physical Services: the capacity of existing sanitary sewers, storm sewers and water service will be determined.
- Land Ownership: identification of the principle landowners within the study area.

c) Phase 3: Activity Analysis

At this stage, the functional requirements of the activities required in the Core will be defined. The linkages and relationships between these activities will be examined in order to determine the degree to which activities are interdependent and the extent of concentration of activities that is required to allow their successful operation as part of a Core Area.

d) Phase 4: Alternatives

The basis for different alternatives is important. All alternatives should be feasible and should cover the range of policy options under consideration. The criteria for evaluation must also be established, to allow a rational and understandable evaluation of the alternatives. The criteria should be based on the policy objectives and should include a financial evaluation.

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e) Phase 5: Selection of a Concept

The selection of the preferred concept will be based on the criteria established in Phase 4. Refinements or adjustments to the selected concept may be necessary. The concept will include:

- The spatial arrangement of all activities including the retail, service, office, institutional, housing, transportation and recreation components.
- The total quantity of each activity envisaged for the Core Area.
- The intensity of uses permitted in different areas.
- The form of linkages between activities and with the surrounding land uses.
- The location and size of the major public precincts and open space areas.
- Areas where natural site features or buildings are to be preserved.
- A system for the movement of the public by transit, roads, walkways and cycle paths.
- A servicing plan.
- Policies on common architectural themes in the Core Area.
- Policies for the development of mixed use areas.
- Policies for the financing of the public infrastructure.
- Phasing policies for building and public infrastructure.
- Policies for implementation.

It is anticipated that the concept for the Core Area will cover only part of the study

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area. The detailing of the Core concept will deal only with the Core Area; the remainder of the study area will be planned by City staff in a manner compatible with adjacent areas and the core activities.

f) Phase 6: A Master Plan for Stage 1

To get development underway in the shortest possible time, the first stage of Core Area development should be master planned immediately after the concept is agreed. This master plan should provide a detailed design which:

- Provides for the integration of movement between activities (for example, indicate whether movement is at grade or above grade, within buildings or outside).
- Provides building envelopes in three dimensions.
- Establishes in general terms the building form.
- Provides specific design policies for each part of Phase 1.
- Establishes detailed policies on building form adjacent to public circulation areas or meeting areas.
- Provides design of pedestrian circulation areas and open public meeting areas.
- Provides landscaping policies.
- Identifies studies required to solve particular site problems such as micro climate.

6. FEASIBILITY AND DESIRABILITY OF A PUBLIC DEVELOPMENT CORPORATION

The MUDAT Study recommended that the need for a Core Area Public Development Corporation should



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be examined. It is recommended that this be studied on the basis of: financial costs and benefits to the City; the effectiveness of such an approach in meeting City objectives for the Core; public acceptability; staff requirements; qualifications, experience and remuneration. This part of the study should commence immediately the objectives for the Core are formally agreed on and should be completed by the end of Phase 3 as it could influence the implementation policies.

#### 7. PUBLIC PARTICIPATION

The general public have a substantial interest in the Core Area development and the following related program is suggested:

- a) At the end of Phase 1 announce study program and request written briefs from the public.
- b) During Phase 4 provide an opportunity for the public to review the alternatives and through questionnaires, written briefs and public hearings, express their preference for particular concepts.
- c) Release the final concept to the public and invite written comments on it so that possible revisions could be made before its adoption as part of the Official Plan.

#### 8. TIMING

Phase 1: Initiation	4 weeks
Phase 2: Objectives and Inventory	4 weeks
Phase 3: Activity Analysis	4 weeks
Phase 4: Alternatives	8 weeks
Phase 5: Selection of Concept	10 weeks
Phase 6: Master Plan	<u>8 weeks</u>
	38 weeks

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#### 9. COST AND CITY STAFF RESOURCES

The consulting costs for this planning project are extremely difficult to estimate. Such costs will only be accurately determined when submissions are made in response to requested proposals.

It is important that in this type of project, City staff are closely involved in all phases to ensure the quality of the final product, and to ensure that at the end of the consultants contract, City staff are able to continue smoothly to implement the concept. Approximations of costs including staff time are included in the following estimates. The cost of City staff time has been calculated on the same basis as that used in calculating professional consulting fees, that is 200 per cent of payroll cost. Thus an allowance is included for all overhead and other incidental costs. Included in the estimates is the cost of the City establishing a Municipal Development Unit (see Appendix 3).

##### a) Estimates of Study Costs

Phase 1: Initiation	\$ 4,000
Phase 2: Objectives and Inventory	20,000
Phase 3: Activity Analysis	19,000
Phase 4: Alternatives	27,000
Phase 5: Selection of concept	45,000
Phase 6: Master Plan	38,000
Evaluation of Development Corporation	14,000
	<u>\$167,000</u>

#### 10. INTERIM DEVELOPMENT POLICY

One of the basic objectives to the concept of a Core Area is the need for a better balance between housing and jobs. The plan for the Core will take nine months to develop and a freeze on commercial development, primarily offices, in this period would have a negative effect on obtaining more jobs in the area at an early

R-12

stage. On the other hand, a substantial amount of piecemeal development would undermine the prospects of developing a viable Core Area. To balance the objectives with the problems, it is recommended that a by-law be passed which establishes a temporary holding zone for certain parts of the study area. This holding by-law would allow commercial development to proceed only to the extent that it is permitted by the existing zoning and would limit the extent of other types of development.

The use of the holding by-law approach is only likely to be approved by the Ontario Municipal Board if the City can show it is proceeding expeditiously towards a plan for the area. Consequently, if it is decided not to proceed with the planning of the Core Area immediately, a holding by-law should not be enacted.

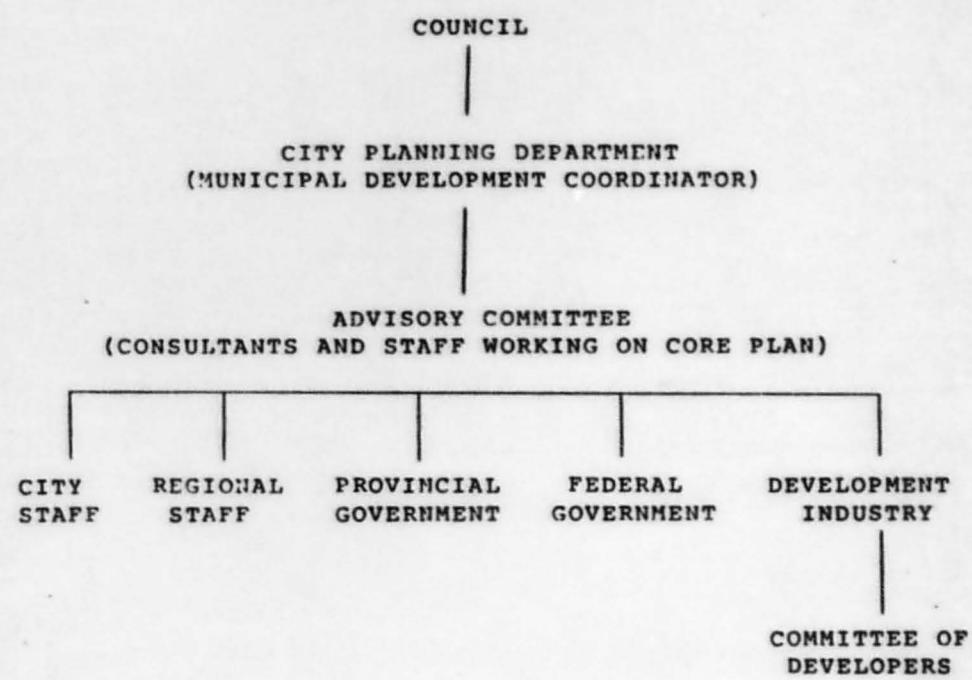
RECOMMENDATIONS:

1. That the study methodology for preparing a Core Area Plan described in this report be adopted.
2. That Council formally request Provincial and Federal governments for staff and financial participation in the Core Area Study.
3. That Council or its authorized representatives meet landowners in the designated Core Area to agree on the financial participation and representation of the landowners in the Core Area Study.
4. That the Core Area Study be commenced only after commitments have been received with respect to financing the study.
5. That the Planning Department be authorized to advertise for staff for the Municipal Development Unit.

R-1m

APPENDIX ONE

ORGANIZATION OF CORE AREA STUDY





R-1n

APPENDIX THREE

THE MUNICIPAL DEVELOPMENT UNIT

If the City is to implement a Core Area Proposal by taking positive actions in attracting the appropriate development and expediting the construction of City projects, a development unit will be required as part of the Planning Department.

The initial role of such a unit would be to coordinate the planning and implementation of the City Core Proposal. The primary purpose of establishing the unit as the Core Study gets underway would be to allow early implementation of the study proposals. This would be achieved by liaison with development companies and the promotion of Mississauga Core as a desirable location for company head office functions.

Another aspect of implementation will be negotiations with Federal and Provincial governments with respect to the utilization of their programs assisting development. Such matters as land banking, and municipal land purchase must be carefully considered and the necessity for these actions would be determined by the unit.

It is recommended that the unit comprise of a coordinator, a technical assistant and a secretary. It is estimated that the annual salary bill for the unit would be in the area of \$54,000.



City of Mississauga

MEMORANDUM

R-2

To: Mayor & Members of Council

From: Supply and Services

Subject:

Dept: Treasury

February 27th, 1976

SUBJECT:

Supply and Delivery of Diatomaceous Earth and  
Perchloron (H.T.H.) for the City's Pools.  
TR - 5 - 1976

ORIGIN:

Recreation and Parks Department

COMMENTS:

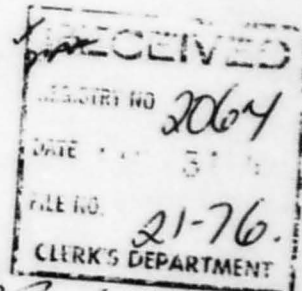
Attached is a summary of the Tenders which were  
received and opened at the Tender Opening of  
February 24th, 1976.

Funds have been provided for the above subject  
in the 1976 Recreation and Parks Operating Budget.

RECOMMENDATION:

That Tender TR - 5 - 1976 for the Supply and  
Delivery of Diatomaceous Earth and Perchloron  
(H.T.H.) for the City's Swimming Pools be awarded  
to Lee Chemicals Limited as being the lowest  
tender received.

Total Expenditure: \$19,119.03



*W. H. Munden*  
W. H. Munden  
City Treasurer

Funds Approved:

*D. A. R. Ogilvie*  
D. A. R. Ogilvie  
Commissioner of Finance

RDH:yc

TO BE RECEIVED.  
RESOLUTION AVAILABLE.

CITY OF MISSISSAUGA

RECAP OF TENDER TR-5-1976

SUPPLY OF DIATOMACEOUS EARTH & PERCHLORON FOR SWIMMING POOLS

Tenders Submitted By	Diatomaceous Earth				Perchloron (H.T.H.)		Tax	Diatomaceous Earth Total Tender Amount	Perchloron Total Tender Amount
	Fine Grade Qty. 375 bags		Coarse Grade Qty. 450 bags		100 lb. drums Qty. 230 drums				
	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost			
Lee Chemicals Limited	\$ 4.95	\$1,856.25	\$ 5.35	\$2,407.50	\$ 59.15	\$13,604.50	7%	\$ 4,562.21	\$ 14,556.82
Harrison & Crossfield (Canada) Ltd.	5.25	2,362.50	5.25	1,968.75	63.25	14,547.50	7%	4,634.44	15,565.83
S. F. Lawrason & Co. Ltd.	5.25	2,362.50	5.25	1,968.75	61.25	14,087.50	7%	4,634.44	15,073.63
Stanchem	No Quote		No Quote		59.75	13,742.50	7%	No Quote	14,704.48
Associated Chemical Co. of Canada	No Quote		No Quote		65.44	15,051.20	7%	No Quote	16,104.78
Canadian Johns Manville Co. Ltd.	5.30	1,987.50	5.30	2,385.00	No Quote		7%	4,678.58	No Quote
Swan Recreation Products Ltd.	No Quote		No Quote		No Quote				

R-22



## City of Mississauga

### MEMORANDUM

R-4

To Mayor and Members of Council

From E.M. Halliday, Commissioner

Dept. \_\_\_\_\_

Recreation and Parks  
Dept. \_\_\_\_\_

March 4th, 1976.

SUBJECT: Revision to Agreement with Markborough Properties re  
Provision of Recreation Facilities in Meadowvale  
South and West.

ORIGIN: Addendum Agreement made the 6th of November 1975  
between Markborough Properties and the City.

COMMENTS: By letter dated May 15th, 1975, Markborough Properties  
made a proposal to provide recreation facilities  
in Meadowvale South and West using the Amenities  
funds for this purpose. These proposals were commented  
upon in my report of May 22nd, 1975 which was sub-  
sequently adopted by Council.

Most of the work on the tennis courts, ball diamonds  
and soccer fields has been done and plans are well  
advanced for the installation of the remainder of the  
facilities.

Because of an administrative oversight, the comments  
in my report of May 22nd, 1975 were not incorporated  
into Schedule "B" attached to the Agreement and we  
are now submitting the revised or corrected Schedule  
for attachment to the Agreement. Markborough Properties  
are in agreement with this.

RECOMMENDATION: That the revised schedule "B" which is attached be  
inserted into the Agreement between Markborough Properties  
and the City re the Provision of Recreation Facilities  
in Meadowvale South and West and that the covering by-law  
be given the customary readings.

*E.M. Halliday*

E.M. Halliday, Commissioner,  
Recreation and Parks

nc

cc: Markborough Properties  
Legal  
Treasury  
Attach.

B. Leat  
G. Bruce

TO BE RECEIVED.  
BY-LAW AVAILABLE.



SCHEDULE "B" (REVISED MARCH 4, 1976)

*R. 4a*

Meadowvale South (Meadowgreen Park)

(a) Enlarge existing play area with the incorporation of a water feature	35,000.00	
(b) Tennis Courts (4) including nets, grading, planting	<u>50,000.00</u>	85,000.00

Meadowvale West, Neighbourhood 1  
Hunter's Green Park

(a) Playfields		
(1) Baseball field (with backstop etc.)	19,000.00	
(2) Soccer field	11,000.00	
(b) Tennis Courts (4) (including nets, grading and planting)	<u>53,000.00</u>	
		83,000.00

Meadowvale West, Neighbourhood 2  
Maplewood Park

(a) Creative play area with planting and related landscape works	28,000.00	28,000.00
--	-----------	-----------

Meadowvale West, Neighbourhood 8  
Glen Eden Park

(a) Playground with water feature	35,000.00	
(b) Playfields		
(1) Soccer field	9,000.00	
(2) 2 Softball fields with backstops etc.	10,000.00	
(c) Tennis courts (4) including nets, grading, planting	<u>50,000.00</u>	

104,000.00

\$300,000.00

Design and Supervision fees

45,000.00

\$345,000.00



MANAGEMENT  
RECEIVED  
CITY OF MISSISSAUGA  
FEB 9 1976  
MEMORANDUM

4B-1

TO	FROM	SUBJECT	ACTION	INFO
I. E. Markson	R. G. B. Edmunds			
City Manager	Planning			

February 6, 1976.

File: Erindale Woodlands Study

Attached is a communication from Mr. G. J. Smith of Weir & Foulds, Barristers and Solicitors, concerning Blocks M and L, Plan 550 - Erindale Woodlands. Also attached is the Memorandum of Undertaking mentioned in Mr. Smith's communication.

The action taken by City Council on the memorandum is noted below:

RESOLUTION 896 - November 25, 1974

"WHEREAS public concern has been expressed about the future development of certain blocks of land in Erindale Woodlands; AND WHEREAS the future development of some of these blocks of land has been resolved with the recent enactment by City Council of by-laws to revise the existing zoning; AND WHEREAS terms of reference for a study by a planning consultant to provide a basis for determining the future development of the remaining lands to the satisfaction of all concerned have been agreed upon by the owner of the subject lands and the City Planning Staff; THEREFORE BE IT RESOLVED that the terms of reference contained in the Memorandum of Understanding between the City and Dell Holdings Limited submitted by the Commissioner of Planning dated November 8, 1974, for the study of the future development of Blocks M and L, Registered Plan 550 be and are hereby adopted; AND FURTHER BE IT RESOLVED that implementation of the Planning Study and its consequent findings be carried out as expeditiously as possible."

Subsequent Council actions pertaining to the subject lands are as follows:

RESOLUTION 979 - December 23, 1974

"RESOLVED that the properties re Block M, Registered Plan 550, Erindale Woodlands, be purchased through the Credit Valley Conservation Authority."

UB-1a

I. F. Markson

February 6, 1976.

GENERAL COMMITTEE RECOMMENDATION ADOPTED BY COUNCIL  
DECEMBER 8, 1975

"That Council's previous motion re Block M, Registered Plan 550 as set out in Resolution #979 passed on December 23, 1974, be reconfirmed as a statement of the City's intention to eventually acquire the property; and further, that in the event that this item can be placed and remain in the 1976 Budget, the Region of Peel be notified that Mississauga will be the benefiting municipality."

It seems to me that direction is required from Council as to whether the planning study described in the Memorandum of Understanding should be carried out in view of the decisions made by Council subsequent to their adopting the Memorandum. If you agree Council's consideration of this matter is required, I suggest that the material I have supplied to you should be placed on the next General Committee agenda.



R. G. B. Edmunds,  
Commissioner of Planning.

RGBE/gt  
Encls.

cc: B. Clark

## WEIR & FOULDS

BARRISTERS AND SOLICITORS

R A FOULDS, Q.C.  
R B ROBINSON, Q.C.  
A MENAUSTON  
J D MCKELLAR, Q.C.  
N W C ROSS  
L D BANSKY  
R W ROSENMAN  
L J O'CONNOR  
S P FLOTT

J E WEIR, Q.C., LL.D.  
S P WEIR, Q.C.  
M S ARCHIBALD, Q.C.  
G J SMITH  
W T R WILSON  
P W LOCKETT  
S B STEIN  
W A D MILLAR  
J D M FRASER  
R D WALTER, Q.C.

H S O MORRIS, Q.C.  
J P HAMILTON  
J J CATHY, Q.C.  
M J MCQUAID  
B FINLAY  
K B PAYNE  
R J LANE  
L C E BROWN  
R S SLIGHTHOLM

CANADA LIFE BUILDING  
330 UNIVERSITY AVENUE  
TORONTO, CANADA M5G 1S2

TELEPHONE (416) 595-1595  
CABLE ADDRESS: MASEMIDON  
TELEX 06-22471  
DEX

UB-1b

February 18, 1976  
CITY OF MISSISSAUGA

R. Edmunds, Esq.  
Commissioner of Planning  
1 City Centre Drive  
Mississauga, Ontario

Dear Mr. Edmunds:

Re: Erindale Woodlands -  
Blocks M and L, Plan 550

Pursuant to the terms of the memorandum of understanding between our client Dell Holdings and the City, we would like to propose that Leon Kentridge of Marshall, Macklin & Monaghan be the planner to have charge of the planning study to be undertaken pursuant to that agreement.

In our recent discussion, you indicated that you were of the view that the memorandum of understanding had been superseded by the recent resolution of Council with respect to the acquisition of these lands. We do not agree that such a resolution would have this effect upon the agreement between the parties, although the effect of any such acquisition would have to be taken into account in any planning study pursuant to the memorandum of understanding.

If you are not in a position personally to approve Mr. Kentridge's nomination without further direction from Council, would you see that the matter is put before Council for the appropriate direction.

Yours truly,

*G.J. Smith*  
G.J. Smith

GJS:gz



APPENDIX I

UB-1c

MEMORANDUM OF UNDERSTANDING  
Between City of Mississauga  
and Dell Holdings Limited

Re: Development of Blocks M and L,  
Plan 550

1. Dell undertakes and agrees not to apply for any building permit on the subject lands save in respect to plans revised to reflect the planning study to be undertaken pursuant to this agreement.
2. The City agrees to issue a building permit or building permits in accordance with plans revised in accordance with paragraph 1.
3. Dell and the City shall agree upon an independent qualified planning consultant to be retained by them jointly at Dell's expense.
4. The planning consultant shall be directed to report on the revisions to existing by-law standards governing the said lands and advise what changes are required to take into account the following:
  - (a) To what extent has the Erindale Woodlands Community been developed to a population density greater than that anticipated by the planning review undertaken in 1965; to the extent that there is excess population beyond the projection in the 1965 review, what equitable pro rata share of that excess should be attributed to the remaining undeveloped parcels of land. In particular, with reference to the subject

UB-1d

- 2 -

lands the consultant shall determine what reduction in density, if any, should result from that analysis.

- (b) What parking standards are appropriate to the subject lands having regard to current policies and actual demands.
- (c) What bedroom mix and type of multiple unit is most desirable having regard to the existing community recognizing that the recommended development will achieve the population generation for the site upon which the 1965 review was predicated subject to any adjustment by reason of the conclusions in paragraph 4(a) hereof.
- (d) In arriving at the recommendation in the next proceeding subparagraph, the consultant will consider any refinements of design criteria resulting from consultation with the landowner, the Ward Councillor, the residents and the Commissioner of Planning.
- (e) The consultant will make recommendations as to any additional park or parkway belt acquisition and make recommendations as to the effect of any acquisitions upon the scheme of development contemplated in 1965.

UB-1e

- 3 -

- (f) The consultant will, with the assistance of the staff of the City and of the Developer, investigate and report upon the adequacy of sanitary and storm drainage services and any improvements thereto made necessary by reason of the development of the subject lands in accordance with the consultant's recommendations. Similarly, the consultant will evaluate the impact of his recommended development in terms of traffic, and report on any improvements made necessary thereby.
- (g) The consultant shall report with respect to the recommended siting of structures on the site taking into account the existing by-law restrictions, "hazard - slopes" in accordance with the Valley Rim Line methodology adopted by City Council, the natural characteristics of the subject lands, and the built environment neighbouring on the subject lands.

5. The Developer shall be under no obligation to modify his plans to reflect any proposed park or parkway acquisitions proposed but not implemented. However, the Developer agrees to allow the authorities responsible for such acquisitions a reasonable opportunity to negotiate such acquisitions or, in the alternative, to proceed to expropriation, before taking out a permit pursuant to paragraph 1 hereof.

UB-14

- 4 -

6. It is a condition of this agreement that the consultant shall proceed immediately with the study and submit his report within a period of three months. The consultant shall throughout the preparation of his work, liaise with the Commissioner of Planning, Developer and the Ward Councillor who shall be the means of communication for the local residents.



To: The Mayor and Members of the City of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its eighth report and recommends:

284. (a) That the report to General Committee dated February 2, 1976, from William P. Taylor, Commissioner of Engineering, Works and Building with regard to the Functional Studies for the Lorne Park Road and Clarkson Road Grade Separations at the C.N.R., be received.
- (b) That the Functional Study Report prepared by Proctor and Redfern concerning the Lorne Park Road Grade Separation at the C.N.R. be received and that the alternative as proposed by the Consultant be adopted in principle.
- (c) That the Functional Study Report prepared by Maksymec and Associates regarding the Clarkson Road Grade Separation at the C.N.R. be received and that the alternative as proposed by the Consultant be adopted in principle.
- (d) That the Engineering Department be authorized to undertake public meetings with regard to the above mentioned studies in order to receive input, and following consideration of this input, a further report be prepared for Council consideration and adoption of a final recommendation.

(07-284-76) 129-76

285. That Council endorse and adopt the report dated February 10, 1976, from the Property Agent as the policy and procedure for the acquisition of land by the City of Mississauga.

(07-285-76) 161-75  
34-76

February 25, 1976

286. That the role of the Environmental Advisory Board as approved by Council on May 21, 1974, continue, except that the Board be an advisor to General Committee and make recommendations on environmental matters to the General Committee directly rather than via the Planning and Development Committee.

(07-286-76) 164-76

287. That the License of Occupation whereby the Ontario Hydro agrees to extend the City's rights to occupy the Hydro's lands (Coram Crescent Park, Lot 3, Conc. 1, S.D.S. and Lots 38 and 39, Plan 390) be executed by the City of Mississauga.

(07-287-76) 10-76  
43-76

288. That the City's Property Agent be authorized to complete the final settlement of the expropriation of the former Williams Property, Given Road (Expropriation By-law 303-74) on the terms set out in his report dated February 12, 1976.

(07-288-76) 10-76

289. That the sum of \$1,875.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 281/75-M, Harry Hazel Molly, being a residential lot on Argreen Road, zoned R4.

(07-289-76) 66-77

290. That the sum of \$6,375.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with the three single family residential lots under applications B 283/75-M, B 284/75-M and B 285/75-M, Elitmar Construction Limited, Clarkson Road, zoned R3 and R2.

(07-290-76) 66-76

February 25, 1976

291. That the sum of \$9,648.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with applications B 97/75-M, B 98/75-M, and B 99/75-M, Nedo Custom Builders et al, being three industrial lots with a total combined acreage of 2.412 acres on Aimco Boulevard, zoned M-2.

(07-291-76) 66-76

292. That the sum of \$179,140.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with File T-24707, Dom Investments Limited, being a plan of four industrial blocks having a total area of about 44.785 acres more or less.

(07-292-76) T-24707

293. That the sum of \$2,610.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 275/75-M, Ramros Limited, covering a 8,009.28 sq.ft. parcel on Fergo Avenue, Zoned RML, Section 384.

(07-293-76) 66-76

294. That the sum of \$320,968.00 be accepted as the cash payment in lieu of the 5% dedication of land, in connection with File T-25034, Guthrie, being an industrial subdivision of four blocks containing a total acreage of about 80.242 acres.

(07-294-76) T-25034  
OZ-55-74

295. That Council endorse the current coverage by Scottish and York Insurance Company Limited under the Crime Insurance Policy as outlined in his report dated February 9, 1976, and direct that the Crime Insurance Policy be deposited with the City Treasurer for safe-keeping.

(07-295-76) 31-76

February 25, 1976

296. That the List of Apportionments attached to the City Treasurer's Report dated February 23, 1976, be approved pursuant to Section 547 (1) of The Municipal Act, Chapter 284, R.S.O. 1970, as amended.

(07-296-76) 20-76

297. (a) That the City of Mississauga establish a Tax Review Committee composed of five members of Council (quorum of three) to hear and dispose of all tax appeals entered under Section 636(a) and Section 363(b) of The Municipal Act.
- (b) That the Tax Review Committee report directly to Council for the sake of expediency in the adoption of their reports.
- (c) That Councillors McCallion, Wolf and Kennedy be appointed to the Tax Review Committee.

(07-297-76) 20-76  
2-76

298. That the City of Mississauga invest surplus funds in the Region of Peel if it is to the advantage of the City of Mississauga.

(07-298-76) 35-75

299. (a) That the grant in the amount of \$6,000.00 to the Mississauga Association for the Mentally Retarded for the year 1976, be confirmed.
- (b) That the following persons comprise the 1976 Grants Committee: Mayor Dobkin, and Councillors McKechnie and Searle.

(07-299-76) 30-76



February 25, 1976

300. That the City of Mississauga endorse Clause No. 1 of Report No. 6 of The Metropolitan Toronto Executive Committee headed, "Provincial Guideline Difficulties".

(07-300-76) 83-76

301. That the Navy League of Canada, Streetsville Branch, be permitted to hold Tag Days within the City of Mississauga on April 29, 30 and May 1, 1976.

(07-301-76) 74-76

302. That the 1976 Girl Guide Cookie Day in Mississauga, be approved.

(07-302-76) 74-76

303. That an additional expenditure in the amount of \$3,400.00 not be authorized to be spent for the immediate temporary installation of traffic signals at Burnhamthorpe Road and Fieldgate Drive.

(07-303-76) 86-76

304. That the report to General Committee dated January 26, 1976, from the Commissioner of Engineering, Works and Building with reference to the Connecting Link of Paisley Boulevard between Central Parkway and Stillmeadow Boulevard, be accepted, and that the City proceed to obtain commitments from the developers of the three sites in question, known as (a) Dunbar Meadows - OZ-19-73; (b) Cedar Heights - OZ-32-73; and (c) DiBlasio - Bayshore - T-23931, in the appropriate individual amounts and then proceed to negotiate with Mr. J. Heck for the acquisition of approximately 2.9 acres for land from him for the extension of existing Gordon Lummiss Park and the completion of the Paisley Boulevard right-of-way at a net cost to the City to be no greater than \$115,000.00; these monies to be obtained from the 5% cash fund for parklands made by developers in lieu of land dedication.

(07-304-76) 10-76; OZ-32-73  
OZ-19-73; T-23931

February 25, 1976.

305. That the information contained in the letter dated January 26, 1976, from the Region of Peel with reference to South Peel Sewer and Water System Population Projections, and the reports dated October 8, 1975, and December 29, 1975, from the Regional Chief Administrative Officer and Regional Commissioner of Public Works respectively, be received.

(07-305-76) 95-76

306. (a) That the Mississauga Track & Field Club and other similar groups be encouraged to become self supporting.
- (b) That the Club investigate funding for competitor development through the Ministry of Culture and Recreation, Wintario funds, as well as their Provincial sport governing body.
- (c) That the City's policy of not granting travel funds, be reconfirmed.

(07-306-76) 30-76  
34-76

307. That the use of Pirri's Market be made available to the Synchronized Swimming Club on April 24, 1976, and to the Rotary Club on May 15, 1976, for the purpose of Holding garage sales.

(07-307-76) 111-76

308. (a) That the City of Mississauga establish a Civic Beautification Committee constituted as a sub-committee of the Recreation Services Committee; this committee to be made up of ten members; one staff member from the Recreation and Parks Department; one member of the Recreation Services Committee; four members from local business and four citizens.

Continued.....

ITEM 308 CONTINUED:

-7-

February 25, 1976

- (b) That the City accept the offer from the Mississauga Times to promote the awards programme through its media and others; to finance the cost of promotion, judging and awards.
- (c) That the Committee develop other sources of support so that there will be no direct costs to be borne by the City.

(07-308-76) 144-76

309. That Tender TR 2 - 1976 contract for supply of fertilizer be awarded in two parts as follows:

Item 1 to Lesca Holdings Limited in the amount of \$32,040.00.

Item 2 and 3 to Brockville Chemical Industries Limited in the amount of \$5,676.35, this being the lowest composite bid.

(07-309-76) 21-76

310. That Tender TR 3 - 1976 contract for supply and/or laying of nursery sod, not be awarded to Evans Turf Farms Limited and that the Supply and Services Division recall the tender extending an invitation to all known suppliers to bid.

(07-310-76) 21-76

311. That the report dated February 12, 1976, from the Commissioner of Recreation and Parks with reference to a Tree Preservation Policy on Development Sites through Engineering Agreements, be deferred.

(07-311-76) 120-76  
34-76

February 25, 1976

312. That the memorandum dated February 18, 1976, from Councillor D. Culham with reference to the fee structure for arenas during less competitive time periods, be referred to the City Manager for report back to General Committee.

(07-312-76) 17-76

313. That the papers on Municipal Land Ownership presented at the York University Conference of November 12-14, 1975, be referred to:

- (a) the Official Plan Task Force for consideration as part of the proposed study of the merits of a Development Corporation for the Core Area; and
- (b) the Municipal Development Co-ordinator if Council approves this position in 1976.

(07-313-76) 35-75  
140-76

314. That the City of Mississauga not object to Borough of Etobicoke Restricted Area By-law 3703.

(07-314-76) 103-76

315. (a) That the exchange of lands between the City of Mississauga and Superior Heights Associates Limited and Dalmation Farms Limited as proposed by Superior Heights Associates Limited and Dalmation Farms Limited in an Offer to Exchange dated September 30, 1975, not be accepted.
- (b) That Staff prepare a report for consideration of the General Committee on the feasibility of disposing of the City owned lands on Whaley Drive (Block C, Plan 906 and part of Whaley Drive adjacent to Lot 14, Plan 401).

(07-315-76) T-24773  
T-74168



February 25, 1976

316. That the Ministry of Housing be advised that the proposed modifications to Official Plan Amendment 252 are acceptable to the City of Mississauga.

(07-316-76) O.P. 252

317. That the information contained in the letter dated February 17, 1976, from the Region of Peel and report dated January 26, 1976, from the Regional Commissioner of Planning regarding Environmental Protection Areas, be received.

(07-317-76) 35-75

318. That the letter dated February 13, 1976, from the Region of Peel regarding possible alteration of existing Pits and Quarries Control Act, be received and referred to the Commissioner of Planning.

(07-318-76) 82-76

319. That the memorandum dated February 6, 1976, from the Commissioner of Planning to the City Manager regarding Blocks M and L, Plan 550, be referred to Council without a recommendation and that the applicant be requested to appear before Council at that time.

(07-319-76) R.P. 550

320. That the information contained in the letter dated February 11, 1976, from McLean, Lyons and Kerr, solicitors for Steinberg's Limited who operate a food market in Westwood Mall, with reference to application OZ-62-75, Cedardown Management Co., be received.

(07-320-76) OZ-62-75

February 25, 1976

321. That the presentation made by Mr. L. H. Parsons, Chairman, Region of Peel, with reference to the Ontario Water Resources Commission funds, be received.

(07-321-76) 95-76

322. That the Province of Ontario be requested that, when in the future they decrease taxation revenues and such revenue decreases are not contained in their yearly budgetary forecasts, that the transfer of grants made to municipalities based on the Edmonton Commitment, not be decreased and penalized; and further, that this resolution be forwarded for consideration to all municipalities in Ontario with a population of 50,000 or greater.

(07-322-76) 33-76

323. That the City of Mississauga not proceed with the acquisition of the Pinehaven Nurseries proposed plan of subdivision and that the subdivision process be continued.

(07-323-76) T-75184

324. That the following guidelines be considered during the 1976 Current Budget discussions:

- (a) No increase in overall staff complement for two years; if an increase is necessary in a growth area, it should be offset by a reduction in another area.
- (b) The total budget should be established so that the maximum mill rate increase is 10% or less for 1976 and for 1977. Towards this end, priorities established by Council should be the guidance and not the levels of standards the City is trying to achieve in each of the areas of responsibility.
- (c) The average salary increases for 1976 and 1977 should range from 0% at the senior levels and the percentage scaled upwards down the ranks.

(05-8-76) 33-76

February 25, 1976

325. That owing to the resignation of Mr. E. P. Rea from the Taxicab Authority, Mr. P. Pellier be appointed Chairman of the Taxicab Authority to serve for the remainder of 1976.

(10-5-76) 9-76A

326. That Mr. Bu-Mansour be reprimanded for refusing a fare at Toronto International Airport on November 25, 1975, and that the reprimand be confirmed in writing to Mr. Bu-Mansour.

(10-6-76) 9-76A

327. That Mr. Chris Spavins be suspended for a period of thirty days for using abusive language while in the operation of his licensed taxicab; and further, that the suspension take effect from the date of approval of this recommendation by Council.

(10-7-76) 9-76A

328. That Mr. Edebeisy be reprimanded for over-charging a fare from Toronto International Airport to Willowdale and that the reprimand be confirmed in writing to Mr. Edebeisy.

(10-8-76) 9-76A

329. That on receipt of a complaint regarding a taxi driver who works for a taxi brokerage, that the brokerage firm and/or the owner of the taxi be advised of the complaint and after a hearing by the Taxi Authority and confirmed by Council, the brokerage firm and/or owner be advised of the decision.

(10-9-76) 9-76A

-12- February 25, 1976

330. That the letter from the Minister of Transportation and Communications dated January 27, 1976, with regard to the seat belt legislation as it pertains to taxi drivers, be received.

(10-10-76) 9-76A

331. That the Taxicab Authority adopt a policy where a Driver-Lessee has legal right to a vehicle and is the sole driver operating that vehicle, he be granted the privileges of an owner under Section 38(a) of the By-law 411-74, and be permitted to operate a vehicle for five (5) years including the year of renewal or issue.

(10-11-76) 9-76A  
34-76

332. That the letter dated January 28, 1976, from Mrs. R. Woodcock, Clerk of the Township of Fenelon, Cameron, Ontario, regarding the cancellation of taxi licenses issued to non residents of the Township of Fenelon, be received.

(10-12-76) 9-76A

333. That Mr. Hans Guenter Ruscher be granted the "Driver of the Month Award" for the month of January, 1976.

(10-13-76) 9-76A

334. That a sub-committee chaired by Councillor McCallion and including Mr. Garcia and Mr. Lilloco be established to consider the contents of the report submitted to the Taxi Authority by Mr. DeBaissi, and further, that the sub-committee report back to the Taxicab Authority recommending appropriate means of dealing with the report.

(10-14-76) 9-76A



February 25, 1976

335. That Mr. Peter Thompson be granted a one year extension for the operation of taxicab number 256.

(10-15-76) 9-76A

336. That the following recommendation be referred back to the Taxicab Authority for further consideration:

"That the Taxicab Authority amend its present policy regarding disciplinary action against taxicab drivers to permit the Authority to impose penalties which it considers appropriate for the gravity of an offence."

(10-16-76) 9-76A

337. (a) That the verbal report from Mr. J. Hoshko, Parks and Recreation Department concerning the Department's attempts to develop recreational programs in conjunction with Condominium Corporations, be received.  
(b) That the Parks Department be directed to work with the Public Information Office in providing this service.

(09-8-76) 155-76  
17-76

338. That public enquiries and complaints concerning condominiums be channelled through the City's Department of Public Affairs where they can be acted upon and disposed of, if possible, or if it is necessary to do so, referred to the Condominium Development Committee for further consideration.

(09-9-76) 155-76  
178-76

February 25, 1976

339. That copies of the proposed Declaration, By-law #1, Insurance Trust and Management Agreement for Village Hill Homes (Ontario) Limited be returned to the applicant and further, that the applicant be requested to use the standard forms prepared by the City of Mississauga or prepare a statement of all requested changes to the said standard documents and the reasons for these changes for the Committee's consideration.

(09-10-76) CDM 75-237

340. That copies of the proposed Declaration, Management Agreement, Insurance Trust Agreement and Condominium By-law #1 for Alterra Development Limited be returned to the applicant; and further, that the applicant be requested to use the standard forms prepared by the City of Mississauga or prepare a statement of all requested changes to the said standard documents and the reasons for these changes for the Committee's consideration.

(09-11-76) CDM 75-143

341. That the letter from Mr. Colin I. Mason dated December 18, 1975, be received and the policy of the City to use the existing standard documents be reendorsed.

(09-12-76) 155-76

342. That the copies of the proposed Declaration, By-law #1, Insurance Trust and Management Agreement for Consolidated Building application situated on Lot 85, Plan M-28, be returned to the applicant; and further, that the applicant be requested to use the standard forms prepared by the City of Mississauga or prepare a statement of all requested changes to the said standard documents and the reasons for these changes for the Committee's consideration.

(09-13-76) CDM 75-233

February 25, 1976

343. That the copies of the proposed Declaration, By-law #1, Insurance Trust and Management Agreement for Consolidated Building application situated on Lot 18, Plan M-20, be returned to the applicant; and further, that the applicant be requested to use the standard forms prepared by the City of Mississauga or prepare a statement of all requested changes to the said standard documents and the reasons for these changes for the Committee's consideration.

(09-14-76) CDM 75-95

344. That the documents from the Ontario Real Estate subsection of the Canadian Bar Association with respect to Condominium Directors liabilities and claim for lien for errors of common expenses, be received; and further, that these documents be forwarded to the Ministry of Corporate and Consumer Affairs for clarification concerning the points raised.

(09-15-76) 155-76

345. That the report with respect to a new procedure for ensuring the registration of the Condominium Documents as approved by Council, be forwarded to the Legal and Planning Departments for their comments.

(09-16-76) 155-76

GENERAL COMMITTEE OF COUNCIL

MARCH 3, 1976

REPORT NO. 9-76

To: The Mayor and Members of the City of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its ninth report and recommends:

346. Whereas Taro Properties Inc. in their "Creditview Development" have responded to the stated policies of the City with respect to the provision of affordable housing; and  
Whereas the Official Plan Review and its predecessor studies designate these lands as residential; and  
Whereas services are available to the area;

Be It Resolved that the Creditview Community be released for processing towards the preparation of an amendment to the Official Plan (Secondary) and the area considered be those lands lying between Confederation Parkway and the C.P.R. right-of-way; and Burnhamthorpe Road to proposed Highway #403; and further, that processing proceed with the intent of commencing construction on the Taro Properties Inc. development during 1976, provided that this processing can be expedited within the 1976 planning program as approved by Council.

(04-346-76) 120-76  
34-76

347. That the presentation made by Mr. D. Cole, Chairman, Peel Liaison Committee, Urban Development Institute, regarding the recommendation of the Planning Committee made on February 4, 1976, with reference to a freeze on condominium townhouse development, be received and referred to the Planning Committee meeting of March 3, 1976.

(04-347-76) 120-76  
155-76



March 3, 1976

348. That further consideration of application OZ-83-75, Sylco Construction Limited and V & B Investments Limited, be deferred to the General Committee meeting at which the Planning Committee recommendation regarding the freeze on condominium townhouse developments, will be considered.

(04-348-76) OZ-83-75

349. That further consideration of the proposed medical clinic on Liruma Road be deferred pending receipt of comments from the City Solicitor.

(04-349-76) 25-76  
1256-76

350. That the developer for the residential plan of subdivision T-24717, R.P. M-98 be paid the amount of \$7,810.16 as their portion of the value of the permanent water-course improvement works carried out for a levy amount previously paid to the Town of Mississauga.

(04-350-76) M-98

351. That the report dated February 13, 1976, from the Commissioner of Engineering, Works and Building, regarding parking prohibition on Lolita Gardens be received and that parking be prohibited at any time on both sides of Lolita Gardens from the easterly leg of Ginger Downs to Silver Creek Boulevard.

(04-351-76) 86-76  
6-76

352. (a) That the Forms OB-MR-28 showing proposed total expenditures and proposed subsidizable expenditures, be approved and submitted to the Ministry of Transportation and Communications.
- (b) That the Ministry of Transportation and Communications be requested to review the additional expenditures

Continued....

ITEM 352 CONTINUED:

-3-

March 3, 1976

as proposed in view of the fact that the City of Mississauga is faced with extraordinary expenditures due to the growth pattern taking place and, therefore, deserve special merit re subsidy allocations.

(04-352-76) 22-76

353. That the one foot reserve abutting Lots 20 and 21, Registered Plan 786 (Erin Mills Parkway and Fowler Drive) be deeded to the Regional Municipality of Peel for conveyance to the abutting owners; and further, that the Region be requested to secure the technical description of the one foot reserve for the preparation of the necessary by-law.

(04-353-76) 35-76  
18-76

354. That the Planning Staff continue to record the names and addresses of objectors to and supporters of applications registered at public meetings, together with reference to the nature of the comments received, but that such material not be included in reports to General Committee and Council.

(04-354-76) 12-75  
25-75

355. That the information contained in the letter dated February 20, 1976, from the Region of Peel to the Toronto Area Transit Operating Authority regarding Inter-Regional Transportation between Region of Peel and Metropolitan Toronto, be received.

(04-355-76) 170-76

March 3, 1976

356. That Cadillac Fairview Corporation be requested to make a presentation to the General Committee with respect to work carried out on the Sawmill Creek.

(04-356-76) 54-76

357. That stop signs be installed on Glengarry Road at the intersection with Old Carriage Road.

(04-357-76) 86-76

358. (a) That the May 5th and 7th date be confirmed for Arbor Day activities.  
(b) That the Central Library planting ceremony and the school programme be endorsed.  
(c) That the Art Display at the Central Library be endorsed.

(04-358-76) 17-76

359. That the Chairman, Vice-Chairman of the Planning Committee, and Councillor Culham attend the meetings of the Planning Act Review Committee on April 2 and 5 in Toronto.

(04-359-76) 12-76

360. That the draft Financial Agreement be considered at the General Committee meeting when the matter of lot levies will be discussed.

(04-360-76) 120-76

March 3, 1976

361. That the City Solicitor make his verbal report regarding the Judicial Inquiry at the Council meeting to be held on March 8, 1976.

(04-361-76) 173-76

362. That the draft agreement dated March 2, 1976, between the Corporation of the City of Mississauga, The Regional Municipality of Peel and Her Majesty the Queen as represented by the Minister of the Environment regarding the payment of \$2,500,000.00 presently waiting to be paid in respect of the "O.W.R.C. funds" be approved, subject to the inclusion of a clause stating that each of the parties (City and Region) will account for what they presently have in trust; and further, that the agreement be executed by Council on March 8, 1976.

(04-362-76) 95-76

363. (a) That the rate of \$21.00 per hour for ice rental time at Huron Park Arena, be reconfirmed and that the City not subsidize the activity of the "Morning Glories".
- (b) That the Recreation and Parks Department continue to work the the Morning Glories in an attempt to make the programme viable.

(04-363-76) 17-76

364. (a) That the Proposed Rates for hourly rated temporary personnel, Recreation and Parks Department 1976, as set out in the report dated February 19, 1976, from Mr. L. Love, Director of Administration and Planning, Recreation and Parks Department, be approved.
- (b) That the proposed rates set out in the report dated March 2, 1976, from Mr. S. Keith, Manager Employee & Labour Relations for summer students employed by the Recreation and Parks Department during 1976, be approved.

(04-364-76) 40-76



March 3, 1976

365. That Councillors McKechnie, McCallion and Spence be appointed to a committee to present a sign by-law to Council for consideration.

(04-365-76) 25-76  
2-76

366. That Staff expedite the draft agreement relating to the garbage dump (Fowler Drive land) and, if possible, that it be on an early General Committee agenda.

(04-366-76) 113-76

367. Whereas the City of Mississauga is losing a considerable amount of money in processing Committee of Adjustment applications and appeals to decisions of the Committee of Adjustment;

Be It Resolved:

1. That the Committee of Adjustment, in liaison with the Legal Department submit to Council an estimate of actual costs compared to collected fees as stipulated by Provincial legislation.
2. That the Province via Regional Council be asked to compensate the area municipalities for losses arising from Committee of Adjustment services, decisions and appeals.

(04-367-76) 32-76

368. That the Property Agent be authorized to complete the acquisition of approximately 9 acres of land (all of Block D, 7.013 acres, and part of Block C, about 2 acres) from proposed plan T-23374, Signet Properties, on the following terms for a Worksyard Site:

- (1) 4.2 acres to be dedicated as the 5% contribution out of the total plan acreage of 84.275 acres.

Continued.....

ITEM 368 CONTINUED:

-7-

March 3, 1976

- (2) .91 acres (approximately) of flood plain land to be deeded gratuitously.
- (3) 3.9 acres approximately, at the price of \$63,000.00 per acre.

and further, that the Engineering and Parks Departments explore various methods of designing and erecting the building, such as building proposals by industrial builders and developers; designed by the Engineering Department and built by tender, and any other means they deem advisable to explore; and further, that this building be subject to site plan and landscaping controls.

(04-368-76) 24-75  
T-23374

- 369. That the City Solicitor is hereby authorized to return the sum of \$3,465.00 to the Letter of Credit Account of Breton Construction Company Ltd. and Sylco Construction Limited who have commenced an action against the City in the County Court of the Judicial District of York under Writ No. 30831, 1975, and to take such other steps as necessary to settle the law suit.

(04-369-76) R.P. 953

- 370. That the City of Mississauga continue to negotiate the present arrangements with the Ontario Humane Society for full service but based on a new contract satisfactory to both parties.

(04-370-76) 109-75

- 371. That the report dated January 20, 1976, from Mr. C. Fleming, Policy Planner, regarding the review of application of the 5% Industrial Dedication Levy, be received.

(05-10-76) 91-76  
120-76

March 3, 1976

372. That whereas it is recognized that the rapid development and population growth in Peel is making it difficult to maintain the present level of social educational and recreational facilities; and Whereas the Peel Board of Education is responsible for providing adequate school facilities for children throughout the Region;

Be It Resolved that the School Board should be advised of the City's intention to revise the present development lot levies and be invited to participate in discussions aimed at controlling growth and report back so that an adequate level of educational service can be maintained.

(05-11-76) 91-76  
120-76

373. That the following recommendation of the Administration and Finance Committee be referred to Council for consideration:

"That the report dated January 20, 1976, from the City Manager regarding the relationship of Council and Staff to Civic Committees be received, subject to the following amendments to Section 2(4) of the Manager's Report to read as follows:

'Staff attendance at Committee Meetings to be at the discretion of the Committee Chair Person in consultation with Department Head(s).'"

(05-9-76) 91-76  
83-76

374. That the City of Mississauga endorse the actions of the Chairman of the Vandalism Task Force in requesting information from Miss Judy LaMarsh regarding the causal relationship between vandalism in the media and hostile juvenile behaviour.

(24-6-76) 176-76

March 3, 1976

375. That the report from Mr. D. P. Wilkinson of the Peel Board of Education indicating that the cost of vandalism to the Board for the year 1975 was \$194,031.00 compared to \$332,000.00 in 1974, representing a drop in vandalism costs of 41.7%, be received.

(24-7-76) 176-76  
3-76

376. That the article from the Staff Member of the Faculty of the University of Waterloo regarding vandalism on that campus, be received.

(24-8-76) 176-76

377. That the interim draft report by the Local Initiative Programme Project Team outlining the incidence of vandalism in the City of Mississauga, be received.

(24-9-76) 176-76

378. That the local radio station, CJMR, be thanked for their involvement in publicizing the Vandalism Task Force's work and that the Community Message as heard at the meeting be authorized for broadcasting.

(24-10-76) 176-76

379. That the Ontario Safety League Annual Report and other information provided by Mr. G. Palmer, member of the Traffic Safety Council, concerning the Ontario Safety League, be received.

19-9-76) 46-76



March 3, 1976

380. That the information contained in the report dated January 20, 1976, from the Commissioner of Engineering, Works and Building, with respect to the Traffic and Pedestrian Study at Texaco Gates on Lakesore Road, be received.

(19-10-76) 46-76

381. (a) That the Ontario Traffic Conference and the Ontario Association of School Business Officials be requested to consider a proposal to amend the Highway Traffic Act to permit the location of a school bus loading zone at locations where:

- (i) there is adequate supervision
- (ii) there are a large number of students
- (iii) no students are required to cross a public highway, to get to the loading zone

- (b) That the Police Department be directed to enforce the Highway Traffic Act as it pertains to school buses loading and unloading children on Fowler Drive.

(19-11-76) 46-76

382. That the Mississauga Transit be requested to reroute the Queensway bus south, down Stavebank Road to Isabella and north along Stillmeadow in light of the School Board's policy not to bus children as warrants are not met for this service.

(19-12-76) 46-76

383. That the letter from Miss Helen Haffey dated January 8, 1976, with respect to the Hospital for Sick Children's Annual Report concerning causes of injury to children, be received.

(19-13-76) 46-76

March 3, 1976

384. That safety sidewalks not be constructed at this time on Bob-O-Link, Birchwood and Meadowwood as warrants are not met.

(19-14-76) 46-76

385. That consideration of the question of school patrols on Bexhill Drive, be deferred to the next meeting of the Traffic Safety Council.

(19-15-76) 46-76

386. That the City of Mississauga considers the traffic conditions at the eastern entrance of the Clarkson Secondary School to be very hazardous; and further, that the Peel Board of Education be requested to close said entrance of the parking lot and that the parking at the school be rearranged so that an entrance will be located directly opposite Constable Road to create a four way intersection at this point.

(19-16-76) 46-76

387. That the question of a safety sidewalk on Wilcox Road be deferred until such time as Councillor Killaby has spoken to the residents of this area and requested further consideration by the Traffic Safety Council.

(19-17-76) 46-76

388. That the school crossing guard located at the "gatehouse" in the new Rockwood subdivision north of Burnhamthorpe Road, be relocated to the intersection of Fieldgate Drive and Burnhamthorpe Road.

(19-18-76) 46-76

March 3, 1976

389. That consideration of the question of a school crossing guard at the intersection of Seagull and Brookhurst be deferred to the next meeting of the Traffic Safety Council.

(19-19-76) 46-76

390. That the school crossing guard located at the top of the hill on Silvercreek Blvd. be relocated at the intersection of Silvercreek Boulevard and the west side of Gwendale.

(19-20-76) 46-76

391. That the Inspection Committee of the Traffic Safety Council be instructed to inspect all locations where school crossing guards co-exist with all-way stop sign controls and that the following locations be specifically looked at:

- (a) Paisley Boulevard and Confederation Parkway
- (b) Credit Woodlands and Monaghan Circle
- (c) Credit Woodlands and Forestwood Drive

(19-21-76) 46-76

392. That the Police Department be requested to investigate the possibility of installing school patrols at the intersection of Brandongate Drive and Rockhill Road in September of 1976.

(19-24-76) 46-76

393. That consideration of a safety sidewalk on one side of Balsam Drive to alleviate the safety problems for pedestrians, be referred to the Physical Services Committee for consideration and report to the Traffic Safety Council.

(19-14(b)-76) 46-76

March 3, 1976

394. That the matter of a school crossing guard at the intersection of Catalpa and Morningstar, be referred to the 1976 Current Budget discussions.

(19-23-76) 46-76  
33-76

395. That the report dated February 19, 1975, from the Commissioner of Engineering, Works and Building, and the report dated February 19, 1976, from Mr. J. Murray, Clerk's Department, concerning Policy Area Considerations (Physical Services Committee), be received.

(06-4-76) 99-76

396. (a) That the report dated February 12, 1976, from the Commissioner of Engineering, Works and Building, regarding speed bumps, be received.  
(b) That speed bumps not be installed on any roadway in the City of Mississauga for the purpose of curtailing speed or reducing vehicle volumes.

(06-6-76) 99-76  
18-76

397. (a) That the Legal Department be requested to study the Judge's decision in the North York case concerning double family occupancy in single family dwellings and that their report be ready for the next meeting of the Physical Services Committee.  
(b) That the By-law Enforcement Office be directed to continue the current policy of pursuing any complaints received by the City concerning double family occupancy in single family dwellings.

(06-7-76) 99-76  
25-76



March 3, 1976

398. (a) That the report requested from the Legal Department at the meeting of the Physical Services Committee held on January 28, 1976, concerning the legal liability of the Municipality when flooding occurs, be prepared for the next meeting of the Physical Services Committee (March 31, 1976).
- (b) That storm water detention devices be installed as a top priority on the Cooksville Creek north of the proposed Highway 403.
- (c) That Council pay special attention to the reduction of the rate of storm water run-off from the Square One Complex area in any future developments.
- (d) That the Ministry of Transportation and Communications be requested to clear out the Cooksville Creek Culvert under the Queen Elizabeth Way.
- (e) That a special meeting of the Physical Services Committee be scheduled for March 15, 1976, to further consider the Cooksville Creek Study proposals.

(06-8-76) 99-76  
31-76  
53-76  
150-76

399. That the memorandum dated January 28, 1976, from Mr. M. A. Millard, Director of Engineering Services to Councillor D. Culham, with respect to the municipal contracts for refuse removal, be received.

(06-9-76) 59-76

400. That the Condominium documents for the proposed industrial condominium on Lots 299 - 302, Registered Plan No. 915, for Dunwin Developments on Dunwin Avenue, be approved.

(09-17-76) CDM 75-99

March 3, 1976

401. That the Condominium documents for the proposed residential Condominium on Lot 85, Plan M-28, and Lot 18, Plan M-20, for Consolidated Building Corporation be approved as amended and approved by Mr. J. Munro.

(09-18-76) CDM 75-95  
CDM 75-96

402. (a) That the Secretary of the Condominium Development Committee notify all condominium applicants of the City's requirement to use the standard documents once the Clerk is notified by the Planning Department that an application has been received from the Ministry.
- (b) That an applicant provide a statement certifying that he is not aware of any variations from the standard forms with the exception of the proposed changes which will be required to be listed in detail; and further, that the documents as approved by Council will be registered without further change.
- (c) That the applicant be required to forward to the Clerk's Department, a certified copy of the registered documents.

(09-20-76) 155-76

403. That the following recommendation of the Condominium Development Committee meeting held on February 24, 1976, be referred to the Planning Committee meeting to be held on March 3, 1976:

"That the Planning Committee's recommendation of February 4, 1976, regarding the direction to the Planning Department not to process new condominium applications, not be endorsed by the Condominium Development Committee as there has not been any verification by a professional study that such a drastic step is warranted at this time.

(09-19-76) 155-76  
120-76

March 3, 1976

404. (a) That Mrs. Mary Manning be appointed Chairman of the Architectural Conservation Advisory Committee for the year 1976.
- (b) That Mr. Russell Cooper be appointed Vice-Chairman of the Architectural Conservation Advisory Committee for the year 1976.

(21-1&2-76) 163-76  
2-76

405. (a) That the report presented by Mr. E. Halliday, Commissioner of Recreation and Parks, dated February 2, 1976, regarding the Cawthra Elliott property, be received and that the Recreation Department in co-operation with the Architectural Conservation Advisory Committee and other historical societies throughout the municipality, work towards a long term programme of restoration of the Cawthra Elliott Estate.
- (b) That the Cloverleaf Garden Club be afforded an opportunity to examine the Cawthra Elliott Estate premises to determine whether they would be of any use to their organization.

(21-3-76) 163-76  
111-76

406. That the present tenants of 41 Mill Street continue their occupancy until such time as City Council determines what use the building can be put to.

(21-4-76) 163-76  
111-76

407. That the Secretary of the Architectural Conservation Advisory Committee be requested to contact Mr. R. Rogers of the Ontario Heritage Foundation, to ascertain reasons for his wish to address the Architectural Conservation Advisory Committee.

(21-5-76) 163-76

March 3, 1976

408. That representatives of the firm of Stark and Temporale, the Village of Meadowvale Association, the Credit Valley Conservation Authority, and the Derry Road Technical Study Group, be invited to meet with members of the Architectural Conservation Advisory Committee to discuss the proposed study of Meadowvale to be undertaken by Stark and Temporale.

(21-6-76) 163-76  
61-76

409. That the report from Mr. B. B. Wilkinson, Property Agent, dated February 3, 1976, with regard to an informal valuation of the Blacksmith Shop, 2199 Dundas Street East, be received.

(21-7-76) 163-76  
72-76

410. That the Conditions of Approval dated February 18, 1976, and the Consolidated Report dated January 5, 1976, for proposed plan of subdivision T-74320, 285-239 Ontario Limited, be approved.

(07-3-76) T-74320

411. That consideration of proposed plan of subdivision T-75501, DiBlasio Brothers Construction and Bayshore Investments Limited, be deferred to a future Planning Committee meeting.

(07-3-76) T-75501

412. That the rezoning application under File OZ-73-72, Hills and Valley Company Limited and Goldentown Company Limited, be deferred for a period of thirty days for the applicant to confer with adjacent property owners and investigate the possibility of land assembly.

(07-3-76) OZ-73-72



March 3, 1976

413. That the applicant's request for freehold, on street townhouses instead of condominium tenure under File OZ-28-75, Norclair Investments Limited, be approved, subject to a satisfactory site development plan and a draft plan of subdivision.

(07-3-76) OZ-28-75

414. That a public meeting be held for the rezoning application under File OZ-50-75, Panagos Investments Limited.

(07-3-76) OZ-50-75

415. That a public meeting be held for the rezoning application under File OZ-78-75, N.H.D. Developments Limited.

(07-3-76) OZ-78-75

416. That the site plan for the rezoning application under File OZ-96-74, Whitehall Development Corporation Limited, be approved.

(07-3-76) OZ-96-74

417. That the site plan for the rezoning application under File OZ-47-75, Fieldgate Homes Limited, be approved.

(07-3-76) OZ-47-75

418. That the Planning Department 1975 Review be received, and that the Planning Department 1976 Work Programme, be adopted.

(07-3-76) 12-76

March 3, 1976

419. That the Official Plan be written in metric units.

(07-3-76) 140-76

420. That Mr. D. J. Culham, Chairman of the Committee reporting on outmoded commercial zones, again be requested to report on the status of this matter to the Planning Committee.

(07-3-76) 25-76

421. That the information concerning the applications received by the Planning Department during January 1976, be received.

(07-3-76) 12-76

422. That the information concerning the resignations of the following Planning Department employees, be received: Mrs. B. LoStracco, Senior Clerk-Typist, effective February 9, 1976, and Mr. J. R. Hutton, Program Director, Public Participation in the Official Plan, effective February 29, 1976.

(07-3-76) 40-76

423. That the news release dated January 16, 1976, from the Ministry of Treasury, Economics and Intergovernmental Affairs concerning the Interim Draft Parkway Belt West Plan and the Province's responses to the Environmental Advisory Board's submission and the Region of Peel's submission on the Parkway Belt, be received.

(07-3-76) 151-76

424. (a) That the letter dated January 15, 1976, from The Honourable W. Darcy McKeough, Treasurer of Ontario, concerning the Parkway Belt West Plan, be received.

Continued.....

March 3, 1976

- (b) That the letter dated October 10, 1976, from Mr. W. L. Sorensen, Commissioner of Planning of the Borough of Etobicoke, with respect to the inclusion of linear Park along the Etobicoke Creek in the Parkway Belt West Plan, be received.
- (c) That with respect to Item 7 of the addendum in the Honourable W. Darcy McKeough's letter, the Region of Peel be requested to advise as to its policy regarding tree protection in the proposed Parkway Belt West Plan.

(22-4-76) 151-76

425. That the following recommendation of the Environmental Advisory Board made at its meeting of February 2, 1976, be referred to the City sub-committee preparing a brief on the Draft Parkway Belt West Plan:

"That the letter dated January 15, 1987, from the Honourable W. Darcy McKeough, be forwarded to the Planning Department for its consideration and that the Department be requested to obtain clarification of Part 4 of the addendum of this letter and that the Department's representative on the Environmental Advisory Board be prepared to discuss this item at the next meeting of the Board."

(22-4(c)-76) 151-76

426. That for the balance of the 1975-1976 winter season, no further snow removal take place.

(04-426-76) 24-76

427. That the Planning Commissioner or his delegate be appointed to the Regional Technical Committee relating to sanitary landfill sites in the City of Mississauga.

(04-427-76) 113-76

I-1

## **The Regional Municipality of Peel**

February 20, 1976

Mr. T. L. Julian  
Clerk  
City of Mississauga  
One City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Dear Sir:

Subject: Establishment of Priorities by Conservation  
Authorities      Our Reference P-63-76

The following recommendation was approved by Regional Council at its meeting of February 12, 1976:

"That whereas erosion control in the watersheds of the Region is having serious financial implications for the Area Municipalities in the Region;

And whereas fiscal constraints are having a serious effect on the establishment of budget priorities;

Therefore be it resolved that the Conservation Authorities operating in the Region be requested to give high priority to conservation projects and lower priority to recreational programmes."

*Richard L. Frost*

Richard L. Frost, M.A.  
Regional Clerk

.../ls  
LEB

cc: P. E. Allen, Commissioner of Planning

<b>RECEIVED</b>
REGISTRY NO. 1767
DATE FEB 23 1976
FILE NO. 35-76
CLERK'S DEPARTMENT

TO BE RECEIVED

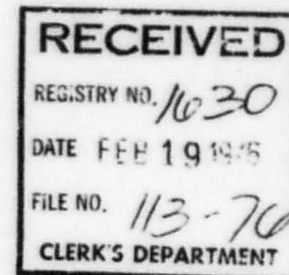


I-2

## **The Regional Municipality of Peel**

February 18, 1976.

Mr. T. L. Julian,  
Clerk,  
City of Mississauga,  
1 City Centre Drive,  
MISSISSAUGA, Ontario.



Dear Sir,

Subject: Extention to Landfill Site - South Sheridan Way  
Our File PW-54-76

Council on February 12, 1976, approved the following recommendation:

"That the Chairman and the Clerk be authorized to execute an agreement with respect to a sanitary landfill site in the City of Mississauga to be entered into between Magic Meadows Limited and the Regional Municipality of Peel with regard to the Pinchin property upon the following bases:

- (a) That Magic Meadows Limited and the Regional Municipality of Peel will submit their evidence and opinions with regard to distance barriers, impermeable barriers and venting safeguards to the Environmental Hearings Board for recommendation by such Board;
- (b) That the Regional Municipality of Peel agree to be responsible for any problems emanating from property upon which they have carried on the sanitary landfill operation, such problems as the escape of gases and leachate and that the Regional Municipality of Peel will co-operate and support the application of Magic Meadows to amend the Official Plan and zoning on their property as approved by the City of Mississauga and co-operate and support the issuance of building permits subject to:
  - (i) normal servicing requirements; and
  - (ii) that there be no construction commenced within three years from the beginning of the deposit of sanitary landfill.
- (c) That the Regional Municipality of Peel would conform to the finished landfill contours on the Pinchin property as set out in their report dated September, 1975, and would cease landfill operations and complete finished grading topsoil application and seeding and landscaping, weather permitting, in accordance with the Mississauga Parks Department standards within three years of the commencement of the deposit of sanitary landfill on the Pinchin property;

And further, that with regard to lands owned by Magic Meadows Limited, the following would be applicable to allow complete use by the Region for all such lands for all necessary purposes of sanitary landfill on such lands and on the Pinchin lands:

TO BE RECEIVED.

...2/

ONTARIO L6T 2V1 - 416 - 457 - 9400

- (a) That Magic Meadows Limited and the Regional Municipality of Peel will submit their evidence and opinions with regard to distance barriers, impermeable barriers and venting safeguards to the Environmental Hearing Board for recommendation by such Board;
- (b) That the Regional Municipality of Peel agree to be responsible for any problems emanating from property upon which they have carried on the sanitary landfill operation, such problems as the escape of gases and leachate and that the Regional Municipality of Peel will co-operate and support the application of Magic Meadows to amend the Official Plan and zoning on their property as approved by the City of Mississauga and co-operate and support the issuance of building permits subject to:
  - (i) normal servicing requirements; and
  - (ii) that there be no construction commenced within three years from the beginning of the deposit of sanitary landfill;
- (c) That the Regional Municipality of Peel would conform to the finished landfill contours as set out in their report dated September 1975, and would cease landfill operations and complete finished grading, topsoil application and seeding and landscaping, weather permitting, in accordance with Mississauga Parks Department standards within three years of the commencement of the deposit of sanitary landfill on the Pinchin property;
- (d) That Magic Meadows Limited and the Regional Municipality of Peel negotiate to settle a price paid by the Region per ton of refuse (excluding cover and site preparation materials) deposited on the lands of Magic Meadows;
- (e) That Magic Meadows Limited agrees to provide gratuitously easements as necessary for storm waters to be drained to Loyalist Creek;
- (f) That Magic Meadows Limited agrees not to remove any materials from the lands;

And further, that Magic Meadows Limited be requested to co-operate with the City of Mississauga in resolving other matters related to the sanitary landfill site;

And further, that the necessary by-law be presented to Council."

*Richard L. Frost*

Richard L. Frost, M.A.,  
Regional Clerk.

c.c. - Mr. W. J. Anderson,  
Commissioner of Public Works.

Mr. L. W. Stewart,  
Regional Solicitor.

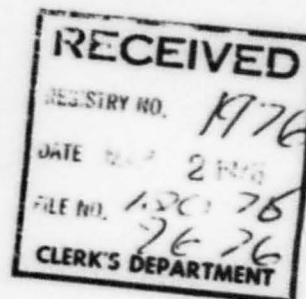
*DAH*  
...DAH:ag

I-3

**The Regional Municipality of Peel**

February 27, 1976

Mr. T. L. Julian  
Clerk  
City of Mississauga  
One City Centre Drive  
Mississauga, Ontario  
L5B 1M2



Dear Sir:

Subject: Speed Limit in the Meadowvale Village  
Study Area Your Files 120-75 and 86-75  
Our Reference PW-58-76

Further to your letter of December 2, 1975, advising  
of your Council's resolution number 738, Council on  
February 26, 1976, approved the following recommendation  
of the Public Works Committee:

"That the request of the City of Mississauga  
contained in Resolution Number 738, that the  
speed limit on Derry Road within the  
Meadowvale Village Study Area be reduced  
to 30 miles per hour, not be approved."

A handwritten signature in cursive script that reads "Richard L. Frost".

Richard L. Frost, M.A.  
Regional Clerk

*[Signature]* /ls  
DAH

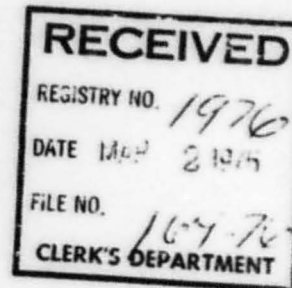
cc: W. J. Anderson, Commissioner of Public Works

TO BE RECEIVED.

I-4

**The Regional Municipality of Peel**

February 27, 1976



City of Mississauga  
One City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Attention: Mr. John D. Murray

Dear Sir:

Subject: Regional Tree By-law  
Your File 160-75  
Our Reference PW-60-76

Further to my letter of February 5, 1976, regarding your Council's request that the Region enact a tree by-law, Council on February 26, approved the following recommendation of the Public Works Committee:

"That the Region not enact a Tree By-law similar to Mississauga Tree By-law 91-75;

And further, that Regional staff continue to work closely with Mississauga staff to endeavour to protect existing trees on Regional road allowances."

A handwritten signature in cursive script that reads "Richard L. Frost".

Richard L. Frost, M.A.  
Regional Clerk

...*[Signature]*./ls  
DAH

cc: W. J. Anderson, Commissioner of Public Works

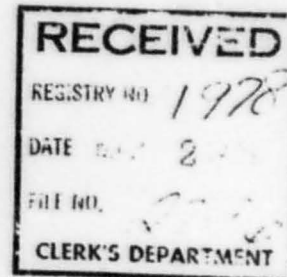
TO BE RECEIVED.



I-5

**The Regional Municipality of Peel**

February 27, 1976



Mr. T. L. Julian  
Clerk  
City of Mississauga  
One City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Dear Sir:

Subject: Streetlighting - Intersections of Erin  
Mills Parkway with Thomas Street and  
Vista Boulevard  
Your File 27-76      Our Reference PW-59-76

Further to your letter of January 6, 1976, advising  
of your Council's resolution number 9, Council on  
February 26, 1976, approved the following recommendation  
of the Public Works Committee:

"That in accordance with existing policies  
regarding street lighting on Regional roads,  
the Region not install temporary illumination  
at the intersections of Erin Mills Parkway  
with Thomas Street and Vista Drive as requested  
by the City of Mississauga."

A handwritten signature in cursive script that reads "Richard L. Frost".

Richard L. Frost, M.A.  
Regional Clerk

...H.V/s  
DAH

cc: W. J. Anderson, Commissioner of Public Works

TO BE RECEIVED.



R 752291

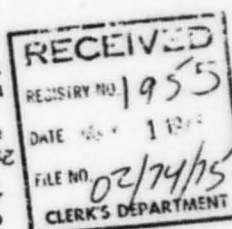
I-6

Ontario Municipal Board

IN THE MATTER OF Section 17(5)  
of The Planning Act (R.S.O.  
1970, c. 349),

- and -

IN THE MATTER OF an application  
by Mississauga-Feel Land Consul-  
tants Limited and Springbank Sand  
and Gravel Limited to change from  
"Residential" and "Greenbelt" to  
"Residential Multiple Family" the  
designated use of lands comprising  
parts of Lots 12 and 13, Range 3,  
Credit Indian Reserve in the City  
of Mississauga, on a reference to  
this Board by the Honourable the  
Minister of Housing



APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday,  
the 29th day of March, 1976, at the hour of ten  
o'clock (local time) in the forenoon at the Board's  
Chambers, 123 Edward Street, (6th Floor) in the City  
of Toronto for the hearing of all parties interested  
in supporting or opposing this application.

If you do not attend and are not represented at this  
hearing, the Board may proceed in your absence and you  
will not be entitled to any further notice of the  
proceedings.

In the event the decision is reserved persons taking  
part in the hearing may request a copy of the decision  
from the presiding Board Member. Such decision will  
be mailed to you when available.

DATED at Toronto this 30th day of January, 1976.

TO BE RECEIVED. COPY HAS BEEN SENT  
TO R. EDMUNDS, B. CLARK, AND MAYOR  
DOBKIN.

ACTING SECRETARY

I-ba

EXPLANATORY NOTE

1. Application has been made by Mississauga-Peel Land Consultants Limited, the purchaser by Agreement of Purchase and Sale, with Springbank Sand & Gravel Limited, to amend the Official Plan and Zoning By-Law of the City of Mississauga in respect to the lands outlined in a heavy broken line on the map attached to the draft By-law attached hereto.
2. The map attached to the said By-law outlined in a heavy broken line shows the area which is the subject of the proposed Official Plan amendment. The amendment, if granted, would allow the development of an area of approximately 16,502 acres for townhouses. The said amendment would change the land use designation from Residential and Greenbelt to Residential Multiple Family. The said Official Plan amendment and the said By-law hereinafter referred to correspond with the amendments requested in the appeals referred to in the appointments for hearing attached hereto.
3. The purpose of the By-law being sought is to rezone the land from R1 to RMS Section \_\_\_\_\_. The effect of the By-law would be to allow for row dwellings with a total maximum gross floor area of 359,435.34 square feet, subject to site development and landscaping plan approvals.
4. A copy of the draft By-law applied for is attached.
5. The location of the lands affected is south of Dundas Street on Mississauga Road, west of Glatts Lane, and south of the Hydro Electric Power Commission of Ontario right-of-way in the City of Mississauga.



R 75783

I-7

Ontario Municipal Board

IN THE MATTER OF Section 35(22)  
of The Planning Act (R.S.O.  
1970, c. 349),

- and -

IN THE MATTER OF an appeal by  
Mississauga-Peel Land Consultants  
Limited and Springbank Sand and  
Gravel Company Limited for an order  
directing an amendment to By-law  
5500 of the City of Mississauga to  
change from Residential R1 and  
Greenbelt 03 to Residential R2.5 the  
permitted use of lands comprising  
parts of Lots 12 and 13, Range 3,  
Credit Indian Reserve to permit the  
erection of townhouse units at 17  
units per acre

---

APPOINTMENT FOR HEARING

---

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday,  
the 29th day of March, 1976, at the hour of ten  
o'clock (local time) in the forenoon at the Board's  
Chambers, 123 Edward Street, (6th Floor) in the City  
of Toronto for the hearing of all parties interested  
in supporting or opposing this appeal.

If you do not attend and are not represented at this  
hearing, the Board may proceed in your absence and you  
will not be entitled to any further notice of the  
proceedings.

In the event the decision is reserved persons taking  
part in the hearing may request a copy of the decision  
from the presiding Board Member. Such decision will  
be mailed to you when available.

DATED at Toronto this 30th day of January, 1976.

✓  
TO BE RECEIVED. COPY HAS BEEN SENT  
TO R. EDMUNDS, B. CLARK, AND MAYOR  
DOBKIN.

ACTING SECRETARY



I-7a

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER .....

A By-Law to amend By-Law Number 5500 as amended.

THE COUNCIL of The Corporation of the City of  
Mississauga, pursuant to Section 35 of The Planning Act,  
R.S.O. 1970, and amendments thereto, ENACTS as follows:

By-Law Number 5500 as amended, being the City  
of Mississauga Zoning By-Law, is hereby amended  
by adding thereto the following 'Section \_\_\_\_':

\_\_\_\_. Notwithstanding the 'R1' Zone  
designation, the lands delineated  
on Schedule 'B' of this By-Law as  
'RMS-Section \_\_\_\_' may be used for  
Townhouse purposes only in compliance  
with 'RMS' Zone provisions contained  
in this By-Law and the following  
regulations:

- a) no building permit shall be issued  
prior to the approval by City  
Council of a site development plan  
and architectural floor plans as  
defined by The Planning Act, R.S.O.  
1970, Chapter 349, Section 35a,  
subsection (2), paragraphs 11 and 12.

Map number 20 contained in Schedule 'B' attached  
to By-Law Number 5500, is hereby amended by  
changing thereon from 'R1' to 'RMS-Section \_\_\_\_',  
the zone designation of a parcel of land being  
Parts of Lots 12 and 13, Range 3, Credit Indian

I-7h

Reserve, in the City of Mississauga, as more particularly described in Schedule 'A' (legal description).

The aforesaid parcel of land is shown on the attached Schedule 'B' outlined in a heavy broken line with the zone designation 'RM5-Section \_\_\_\_' indicated in red.

ENACTED AND PASSED this .....day of ....., 1976.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Schedule 17  
**BROWNE, CAVELL & JACKSON LTD.** *Ontario Land Surveyors*

2811 Hurontario Blvd., Toronto M6S 4L5 766-6151

• William Jackson O.L.S.

I-7c

ALL AND SINGULAR That certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, the Regional Municipality of Peel, (formerly the Township of Toronto, County of Peel), and being composed of Parts of Lots 12 and 13, Range 3, Credit Indian Reserve, which parcel of land may be more particularly described as follows:

FIRSTLY:

COMMENCING At a point in the limit between Lot 12 and Lot 13, being distant 114.59 feet measured South Easterly thereon from the most Westerly angle of Lot 12;

THENCE North 39° 11' 40" East a distance of 988.96 feet to its intersection with the Southerly limit of Glatt Road;

THENCE South 64° 16' 00" East along the last mentioned limit a distance of 778.22 feet to a Standard Iron Bar planted in the North Westerly limit of the Mississauga Road;

THENCE South 52° 26' 00" West along the last mentioned limit a distance of 1,010.27 feet to an iron tube planted in the limit between Lots 12 and 13;

THENCE South 54° 59' 40" West continuing along the North Westerly limit of Mississauga Road a distance of 199.26 feet to a Standard Iron Bar marking the beginning of a curve to the right of radius 417.00 feet;

THENCE In a North Westerly direction along the said curve, being along the Northerly limit of the Mississauga Road, having a chord distance of 372.60 feet, on a chord bearing of South 85° 05' 50" West; an arc distance of 386.26 feet to a Standard Iron Bar planted in the North Easterly limit of the Mississauga Road;

THENCE North 55° 23' 40" West continuing along the North Easterly limit of the Mississauga Road a distance of 74.75 feet to an iron bar;

THENCE North 39° 44' 50" East a distance of 316.40 feet more or less to an iron bar planted in the limit between Lots 12 and 13;

THENCE North 70° 07' 20" West along the last mentioned limit a distance of 132.33 feet to a Standard Iron Bar;

THENCE North 70° 24' 20" West continuing along the limit between Lots 12 and 13, a distance of 7.29 feet more or less to the Point of Commencement.

SECONDLY:

COMMENCING At a point in the limit between Lots 12 and 13, being distant 75.70 feet measured South Easterly thereon from the most Westerly angle of Lot 12;

THENCE Continuing South Easterly along the limit between Lots 12 and 13 a distance of 39.59 feet to a point;

THENCE North 39° 11' 40" East a distance of 988.96 feet to its intersection with the South Westerly limit of Glatt Road;

THENCE In a North Westerly direction along the last mentioned limit a distance of 35.28 feet to a point in the South Easterly limit of the lands of the Ontario Hydro;

cont'd...

BROWNE, CAVELL & JACKSON LTD. *Ontario Land Surveyors*

281 Humbercrest Blvd., Toronto M6S 4L5 766-6053

• William Jackson O.L.S.

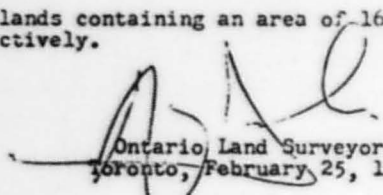
I-7d

Page 2

THENCE In a South Westerly direction along the last mentioned limit a distance of 227.50 feet to an angle in the same;

THENCE Continuing South Westerly along the lands of the Ontario Hydro a distance of 173.00 feet more or less to the Point of Commencement.

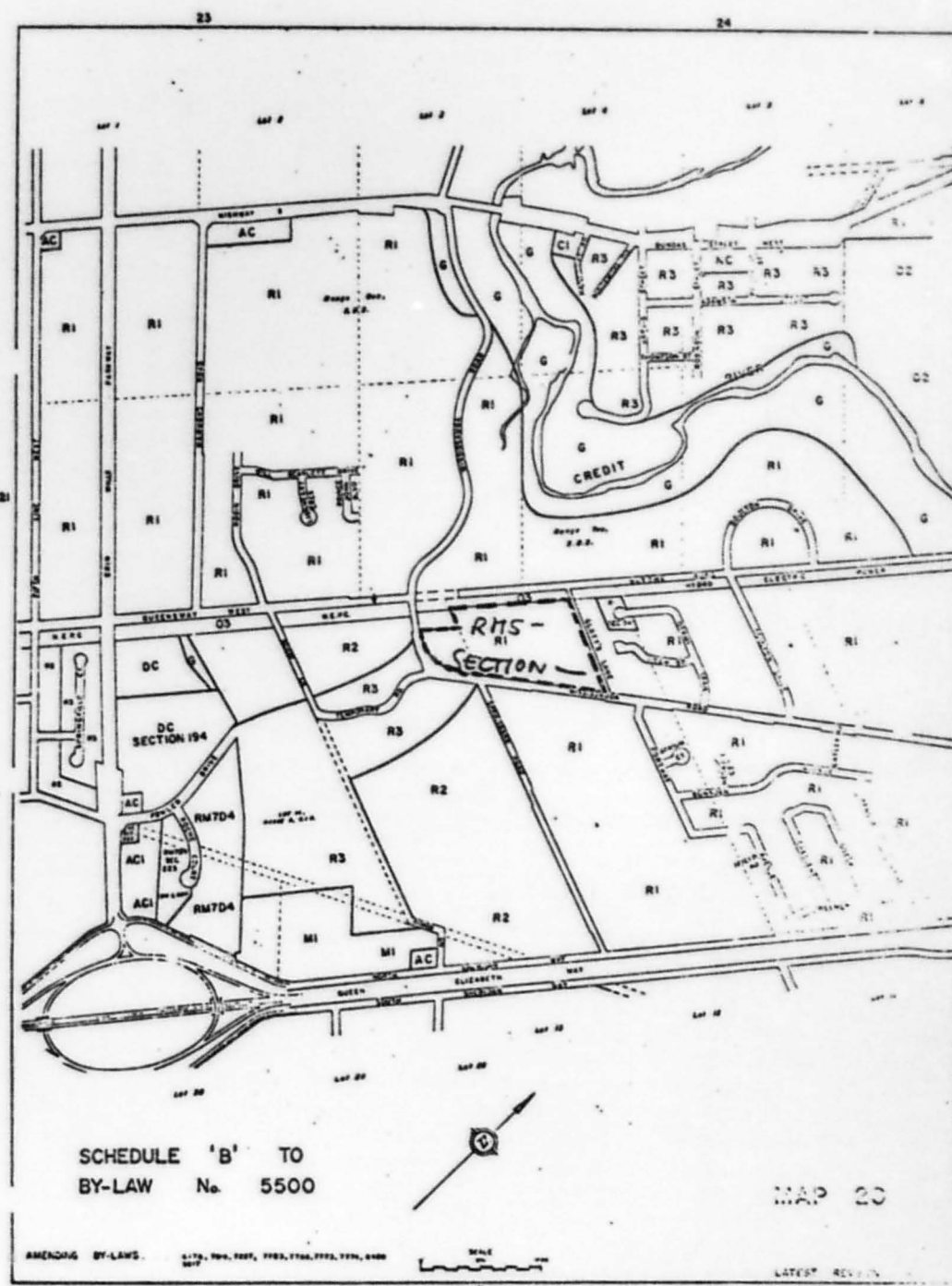
The herein described lands containing an area of 16,502 acres and 0.814 acres respectively.

  
Ontario Land Surveyor,  
Toronto, February 25, 1976

Ref. No. 4/371



I-7e



EXPLANATORY NOTE

I-7f

1. Application has been made by Mississauga-Peel Land Consultants Limited, the purchaser by Agreement of Purchase and Sale, with Springbank Sand & Gravel Limited, to amend the Official Plan and Zoning By-Law of the City of Mississauga in respect to the lands outlined in a heavy broken line on the map attached to the draft By-law attached hereto.
2. The map attached to the said By-law outlined in a heavy broken line shows the area which is the subject of the proposed Official Plan amendment. The amendment, if granted, would allow the development of an area of approximately 16.502 acres for townhouses. The said amendment would change the land use designation from Residential and Greenbelt to Residential Multiple Family. The said Official Plan amendment and the said By-law hereinafter referred to correspond with the amendments requested in the appeals referred to in the appointments for hearing attached hereto.
3. The purpose of the By-law being sought is to rezone the land from R1 to RMS Section \_\_\_\_ . The effect of the By-law would be to allow for row dwellings with a total maximum gross floor area of 359,435.34 square feet, subject to site development and landscaping plan approvals.
4. A copy of the draft By-law applied for is attached.
5. The location of the lands affected is south of Dundas Street on Mississauga Road, west of Glatts Lane, and south of the Hydro Electric Power Commission of Ontario right-of-way in the City of Mississauga.



I-8

Ontario  
Housing  
Corporation

Ministry of  
Housing

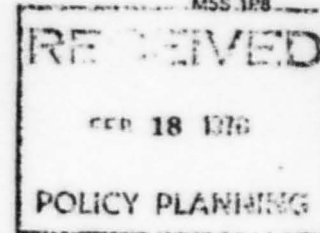
965-9652

101 Bloor Street West  
Toronto, Ontario

MSS 1P8

2 February 1976

His Worship Mayor Dr. M.L. Dobkin,  
City of Mississauga,  
#1 City Centre Drive,  
Mississauga, Ontario.  
L5B 1N2



Dear Mayor Dobkin:

Re: Rent Supplement Program

I would like to bring you up-to-date on the programs of the Ontario Housing Corporation. Much of the information provided here is in keeping with the terms of Clause two (2) of the Rent Supplement - Subsidy Agreement dated August 1972 between the City and the Corporation.

Judging by the Interim Housing Policy, 1975-1977 for the City of Mississauga as adopted by City Council in April 1975, you are quite aware of the avenues open for providing housing to low and moderate income families and senior citizens. However, let me review the Rent Supplement Program, which is of special interest to this Branch.

This program provides up to 25% of the units in a privately operated project for applicants from the Provincial Waiting List for socially assisted housing. In this way, landlords are assured a guaranteed tenancy and at the same time applicants for socially assisted housing are integrated within the community. This serves as an alternative to conventional public housing programs.

These tenants pay only a portion of the rent based on income with the Ontario Housing Corporation paying the difference charged by the landlord. The cost of the subsidy is shared 50% by the Federal Government, 42½% by the Province and 7½% by the Municipality.

The regular Rent Supplement Program relates to units obtained in existing buildings. There are two other programs associated with the Rent Supplement Program: the Community Integrated Housing Program and the Accelerated Rental Housing Program. Under these programs, financing is provided for the construction of new developments in return for units made available to the Ontario Housing Corporation.

/2

TO BE RECEIVED.

Mayor M. L. Dobkin  
2 February 1976

I-8a

Through the Community Integrated Housing Program, the Ontario Mortgage Corporation will consider second mortgage financing at 11% interest rates for up to 35% of the appraised cost of the project providing that the total of the first and second mortgage does not exceed 95% of the appraised value of the project.

Through the Accelerated Rental Housing Program, both the Ontario Mortgage Corporation and the Central Mortgage and Housing Corporation will provide first mortgage financing for 95% of the total appraised value of the project at 8% interest rates. This program was introduced early in 1975. It was aimed at stimulating the supply of rental housing in low vacancy areas at a time when high development costs and mortgage interest rates made it uneconomic for the builder to undertake new housing at market rates.

The remainder of this letter is a summary of the Rent Supplement Program to date in the City of Mississauga. There are now agreements signed for a total of 369 units. This includes units in the regular Rent Supplement Program and in the old Limited Dividend Program. The following table shows a breakdown of these agreements:

PROGRAM	APT.	1 BDR	2 BDR	3 BDR	4 BDR
Rent Supplement Program	219	86	78	54	1
Limited Dividend	150	150	-	-	-
TOTAL	369	236	78	54	1

Of these 369 units, 127 units have come under the administration of the Ontario Housing Corporation this year. Schedule "A," attached, provides further details on these agreements. As always, it must be emphasized that public awareness of specific rent supplement units could negate the positive benefits of the integration of low income families. The anonymity of the buildings, the unit and the tenant is the key to social integration by income mix.

For the year 1975, the average cost of the total subsidy per Rent Supplement unit is estimated to be \$104. Thus the total subsidy for the Rent Supplement Program in Mississauga is projected to be \$373,146. The Federal portion of this total amounts to \$186,573, the Provincial portion is \$158,587 and your Municipality share at 7½% is \$27,986 or \$7.80 per unit per month.

The Rent Supplement Program for 1976 is anticipated to concentrate on eighty family housing units. Twenty-seven of these units are to be provided under the Accelerated Rental Housing Program. The units will be three and four bedroom townhouses. The following table shows the

Mayor M.L. Dobkin,  
2 February 1976

I-8b

housing to be provided under this program:

PROPONENT	UNIT BREAKDOWN	TOTAL	UNITS 25% FOR RSP	EXPECTED OCCUPANCY
Erinmore Investments (SE Corner Forestwood/ Credit Woodlands)	37 - 3 BDR 2 - 4 BDR	39	10	Oct. 1976
Erinmore Investments (Credit Woodlands/ Credit Heights)	61 - 3 BDR 6 - 4 BDR	67	17	June 1976
TOTAL		106	27	

The above will be finalized as they come on stream.

It is of interest to look at conventional public housing activity in order to give you a fuller picture of Ontario Housing Corporation activity and also to view the Rent Supplement Program in perspective of overall housing.

There are presently 593 units (138 Senior Citizen, 455 Family) under the management of Ontario Housing. The projected production for 1976 is 150 Senior Citizen units and 50 Family units.

I hope you will forward this information either to Council or whomever else you feel would be most interested. I understand that you are in the process of compiling data on housing in the City of Mississauga. If any questions arise, do not hesitate to enquire further. Plans are being made to forward information, such as this, to you on a regular basis so that you will be kept up-to-date.

Yours truly,

*S.T. Garland*

S.T. Garland,  
Director,  
Supplementary Programs and  
Special Projects.

STG:cel

c.c. F. Challoner, BR. Mgr. OHC  
S. Shapiro, Housing Manager, OHC  
C. Fleming, Dir. of Policy and Planning



II-8c

SCHEDULE "A"

Agreements Signed In 1975

DATE OF AGREEMENT	OWNER	NO & TYPE OF AGREEMENT	TERM	NEGOTIATED RENT PER UNIT PER MONTH
<u>(i) Rent Supplement Program</u>				
1/4/75	Flowertown Shopping Centre Ltd. (Camilla Road)	2 - 1 BDR : Apt. 3 - 2 BDR : Apt	3 years	\$175 \$205
1/4/75	Burnhamdale Invs. Ltd. (Bloor St. W.)	6 - 3 BDR : Apt.	1 years	\$208
1/2/75	Tiffany Apartments (Dundas St. E.)	6 - 1 BDR : Apt.	3 years	\$175 - \$180
1/5/75	PHI International Inc. (Harwood)	3 - 1 BDR : Apt.	3 years	\$190
1/6/75	Kaneff Const. Ltd. (Sherobee Road)	5 - 1 BDR : Apt.	3 years	\$219
1/6/75	PHI International Inc. (Lakeshore Road W.)	2 - 1 BDR : Apt.	3 years	\$190
1/7/75	PHI International Inc. (Fowler)	6 - 2 BDR : Apt.	3 years	\$225 - \$230
1/8/75	PHI International Inc. (Fowler)	4 - 1 BDR : Apt. 3 - 2 BDR : Apt.	3 years	\$195 - \$200 \$225 - \$230
1/8/75	Tiffany Apartments (Dundas Street)	4 - 1 BDR : Apt.	5 years	\$195
1/9/75	PHI International Inc. (Fowler)	4 - 1 BDR : Apt. 3 - 2 BDR : Apt.	3 years	\$200 \$230
1/10/75	PHI International Inc. (Fowler Drive)	5 - 3 BDR : Apt.	3 years	\$281 - \$290

SCHEDULE "A"

-2-

DATE OF AGREEMENT	OWNER	NO & TYPE OF AGREEMENT	TERM	NEGOTIATED RENT PER UNIT PER MONTH
1/10/75	PHI International Inc. (Williamsport)	10 - 1 BDR : Apt. 3 - 3 BDR : Apt.	3 years	\$195 - \$200 \$280
1/10/75	PHI International Inc. (Havenwood)	6 - 1 BDR : Apt. 1 - 2 BDR : Apt. 4 - 3 BDR : Apt.	3 years	\$195 - \$200 \$235 \$280
1/11/75	PHI International Inc. (Havenwood)	2 - 3 BDR : Apt. 1 - 4 BDR : Apt.	3 years	\$280 \$330
1/11/75	PHI International Inc. (Williamsport)	1 - 1 BDR : Apt. 1 - 3 BDR : Apt.	3 years	\$200 \$275
1/12/75	Tiffany Apartments	4 - 1 BDR : Apt.	3 years	\$195
<u>(ii) Limited Dividend</u>				
1/2/75	Rice Construction Co. Ltd. (Forestwood Dr.)	13 - 1 BDR : Apt.	3 years	\$154
1/4/75	Rice Construction Co. Ltd. (Forestwood Dr.)	4 - 1 BDR : Apt.	3 years	\$154
1/5/75	Pauldor Devs. Ltd. (Homelands & Queensway W.)	7 - 1 BDR : Apt.	5 years	\$167
1/5/75	Rice Construction Co. Ltd. (Forestwood Dr.)	3 - 1 BDR : Apt.	3 years	\$154
1/6/75	Rice Construction Co. Ltd. (Forestwood Dr.)	3 - 1 BDR : Apt.	3 years	\$154
1/11/75	Rice Construction Co. Ltd. (Forestwood Dr.)	8 - 1 BDR : Apt.	3 years	\$154
1/11/75	Rice Construction Co. Ltd.	30 - 1 BDR : Apt.	5 years (renewal)	\$144



I-9

Hon. John P. Roberts, CC., QC.  
Commissioner  
Richard Rohmer, QC.  
Counsel  
Kenneth Cameron, M.C.I.P.  
Executive Secretary

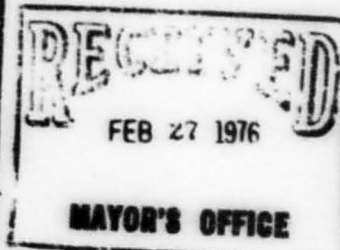
The Royal Commission  
on  
Metropolitan Toronto

416/965-3211

Suite 309  
145 Queen Street West  
Toronto Ontario  
M5H 2N9

March 1, 1976

Mayor M. L. Dobkin  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2



Dear Mayor Dobkin:

Now that the public hearings of the Commission are concluded, I would like to acknowledge receipt of the City's brief for the Commission's consideration.

I enjoyed the oral presentation which was made at the public hearings.

I appreciate your interest in the work of the Commission and your contribution to my task of reviewing local government in Metropolitan Toronto.

Yours truly,

John P. Roberts

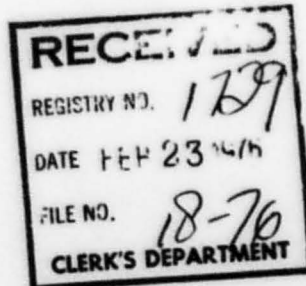
cc Ms. Hazel McCallion  
Chairman, Planning Committee

TO BE RECEIVED.

**ONTARIO T-10  
GOOD ROADS  
ASSOCIATION**

BOX 128, 354 TALBOT STREET  
ST THOMAS, ONTARIO  
N5P 3T7  
TELEPHONE 519-631 6820

February 19, 1976.



To the Mayor or Reeve  
and  
Members of Council

1976 "C. S. ANDERSON" ROAD SCHOOL

Dear Sirs/Mesdames:

The 1976 "C. S. Anderson" Road School, sponsored by the Ontario Good Roads Association, will be held at the University of Guelph from Sunday, May 2nd to Wednesday, May 5th inclusive. Again eligibility for attendance has been broadened and includes:

- 1) non-professional supervisory personnel of municipal road and transportation authorities who have successfully completed the "T. J. Mahony" Road School
- or
- 2) non-professional supervisory personnel of municipal road and transportation authorities who, although they have not completed the "T. J. Mahony" Road School, are recommended by the head of the municipal road and transportation authority for a specific course

Seven distinct courses will be given during the 1976 School:

- |  |   |
|--|---|
| 1) HUMAN RELATIONS<br>Registration limited to 35                                   | 2) SURVEYING<br>Registration limited to 30                    |
| 3) MAINTENANCE MANAGEMENT<br>Registration limited to 40                            | 4) SOILS<br>Registration limited to 30                        |
| 5) EQUIPMENT MAINTENANCE<br>Registration limited to 40                             | 6) EXTERMINATORS LICENCE COURSE<br>Registration limited to 35 |
| 7) INTRODUCTION TO MATHEMATICS AND THE METRIC SYSTEM<br>Registration limited to 30 |   |

The Exterminators Licence Course will be presented by staff from the Ministry of the Environment and will conclude with an examination. Successfully passing the examination will qualify the person for an "Exterminator Licence - Class 10" as issued by the Ministry. This licence is a legal requirement to use most of the chemicals used in roadside weed spraying. If this course is one of your choices please complete and return the Questionnaire entitled "The Pesticides Exterminator's Licence Course" with your application.

...2

TO BE RECEIVED. REFERRED TO W. TAYLOR

I-10a

"Introduction to Mathematics and the Metric System" will be given again in 1976. The metric system will be in general use in Canada within a few years and it will be to the advantage of all Road Superintendents to become as familiar as possible with the system prior to its introduction.

The Registration Fee for each course is \$96.00 and includes: Room and Regular Meals, Classroom Material, Equipment where required, Reception and Banquet tickets.

Please note that the only opportunity to register for the School will be by pre-registration and applications will be accepted in the order received. There will be no registration at the School. All applications to register must be made on the enclosed Application Form and returned to the Secretary, Ontario Good Roads Association, P.O. Box 128, 354 Talbot Street, St. Thomas, Ontario, N5P 3T7, not later than April 16th, 1976. A cheque or money order for the \$96.00 Registration Fee, payable to the Ontario Good Roads Association must accompany the Application to Register. It is to your advantage to register early.

Reasonable out-of-pocket expenses incurred in attending the School, including the \$96.00 Registration Fee, when authorized by Council, may be charged to the Road Account, on which the Province has agreed to pay the usual subsidy.

In the past few years a considerable number of people have registered for a course and then failed to attend without notifying the Association Office. Because of this situation the following will apply regarding the refund of registration fees:

If cancellation is received at least 14 days in advance	100%
If cancellation is received between 13-7 days in advance	75%
If cancellation is received between 6-3 days in advance	50%
If cancellation is received less than 3 days in advance	0%

To assist with registration the University will pre-assign rooms. All applicants are requested to indicate their preference on the application form.

Yours truly,

B. J. McCaffery,  
Secretary-Treasurer.

BJM:svv

Encl.

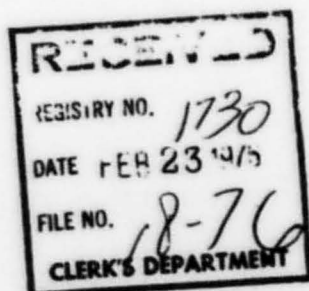
Copy to Road Superintendent  
or Engineer



**ONTARIO I-II  
GOOD ROADS  
ASSOCIATION**

BOX 128, 354 TALBOT STREET  
ST. THOMAS, ONTARIO  
N5P 3T7  
TELEPHONE 519-631-6820

February 19, 1976.



To the Mayor or Reeve  
and  
Members of Council

1976 "T. J. MAHONY" ROAD SCHOOL

Dear Sirs/Mesdames:

The 1976 "T. J. Mahony" Road School will be held at the University of Guelph from Sunday, May 2nd to Wednesday, May 5th inclusive. Sponsored by the Ontario Good Roads Association this course is for non-professional supervisory personnel of any municipal road and transportation authority.

The course is designed to be completed in two years with the first year covering maintenance problems and the second year construction. Construction will be the subject for discussion in 1976. Applications are invited from those persons who have attended previously but have not qualified for a certificate of completion and from those who have not attended any of the previous courses.

Many and significant revisions have been made to the content of the course in recent years and applications are invited from those who completed the course four to five years ago.

Acceptance of applications will be limited to the first 210 received and please note that the only opportunity to register for the course will be by pre-registration. There will be no registration at the school and all pre-registration must be made on the enclosed Application Form and returned to the Secretary, Ontario Good Roads Association, P.O. Box 128, 354 Talbot Street, St. Thomas, Ontario, N5P 3T7, not later than April 16th, 1976.

...2

✓  
TO BE RECEIVED. REFERRED TO W. TAYLOR

I-11a

A cheque or money order for the \$96.00 Registration Fee payable to the Ontario Good Roads Association, must accompany the Application. This Fee includes:

- 1) Cost of room and regular meals
- 2) Reception and Banquet
- 3) Lecture notes and binder

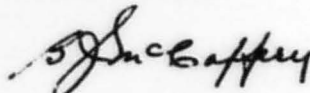
Reasonable out-of-pocket expenses incurred in attending the School, including the \$96.00 Registration Fee, when authorized by Council, may be charged to the Road Account, on which the Province has agreed to pay the usual subsidy.

In past years a considerable number of people have registered for a course and then failed to attend without notifying the Association office. Because of this situation the following will apply regarding the refund of registration fees:

- |  |      |
|--|------|
| If cancellation is received at least 14 days in advance  | 100% |
| If cancellation is received between 13-7 days in advance | 75%  |
| If cancellation is received between 6-3 days in advance  | 50%  |
| If cancellation is received less than 3 days in advance  | 0%   |

To assist with registration the University will pre-assign rooms. All applicants are requested to indicate their preference on the application form.

Yours truly,



B. J. McCaffery,  
Secretary-Treasurer.

BJM:svv

Encl.

Copy to Road Superintendent  
or Engineer

# WM. POLLOCK & SON LIMITED

LUMBER AND BUILDERS SUPPLIES  
MANUFACTURERS OF SPRUCE AND JACKPINE LUMBER

I-12

HEAD OFFICE  
ENGLEHART, ONT.  
POJ 110  
PHONE 544-2325

BRANCH  
KIRKLAND LAKE, ONT.  
P2N 3K1  
PHONE 867-3103

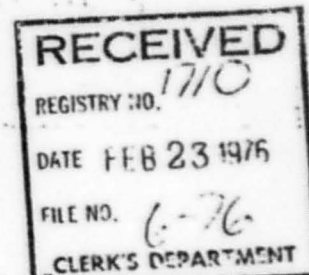
BRANCH  
HAILEYBURY, ONT.  
POJ 1K0  
PHONE 672-3351

February 10th, 1976.

Mayor, and Council,  
Municipal Office,  
Mississauga, Ontario.

Gentlemen:

RE: WIDE DISCREPANCY IN COST  
SHIPMENTS FROM YOUR AREA  
VS. THOSE FROM TORONTO.



As your city does not have a Board of Trade or a Chamber of Commerce as such, possibly this matter should be brought to the attention of Mayor and Council.

I feel very strongly that we in Northern Ontario are not obtaining the fairest treatment, and businesses are being jeopardized due to the higher costs involved in obtaining goods from your area.

We have suppliers in Mississauga, who are very close to Highway 27. However, the Mississauga rate, which is higher than Toronto's applies on goods forwarded north. We feel this is discriminatory when the the Toronto rate is \$7.38, and your city is rated at \$9.02. [These rates apply to rugs and carpeting]

As this difference is considerable, the new tariff will affect all in Northern Ontario, and will no doubt make it necessary to take business away from such reputable firms as Bigelow, Laing Carpets, Century, Coronet, Montcel and others to avoid the high cost of shipping.

Possibly your city's efforts to equalize the rates in that area will benefit not only firms and customers in Northern Ontario, but will also contribute a great deal to the success of the various firms.

Yours very truly,

R. D. Pollock

RBP:ML

CC. Dept. of Transport  
Laing - Traffic Dept.  
Coronet  
Montcel, Bigelow, Century

TO BE RECEIVED.  
REFERRED TO THE CITY MANAGER.

RECEIVED

REGISTRY NO.

1933

DATE FEB 27 1976

FILE NO.

30.76

CLERK'S DEPARTMENT

RECEIVED  
FEB 20 I-13

MAYOR'S OFFICE

TORONTO NATIONALS HOCKEY CLUB INC.

1158 THE QUEENSWAY • TORONTO M8Z 1R5 • (416) 259-9208

1974-75  
Ontario Hockey Association  
Provincial Junior 'A'  
CHAMPIONS

1974-75  
Metropolitan Toronto Hockey League  
Bantam 'AA'  
Ontario Hockey Association  
Bantam 'AA'  
CHAMPIONS

1974-75  
Metropolitan Toronto Hockey League  
Other Bantam 'AA'  
CHAMPIONS

1974-75  
Ottawa International Tournament  
Pee Wee 'AAA'  
CHAMPIONS

Dear Sir;

This year our Toronto Nationals Minor Hockey Team has been invited to attend the Bantam Invitational Tournament in Kamloops, British Columbia. This event will take place April 13th through April 20th. Our team will be representing the greater Toronto area.

The boys will be billeted in Kamloops by the local residents but it is still necessary for us to raise \$6,000.00 to offset transportation costs.

At present the parents and boys are engaging in fund raising events to raise enough money for the trip. We are holding a dance, hockey pool, etc. We have applied to Wintario also. Even with all this, we will be woefully short of our goal.

In addition to the sporting aspect, this type of tournament is important as it assists the boys in developing understanding and fellowship with other young Canadians.

Any financial assistance would be greatly appreciated to help these boys meet their goal.

A cheque could be forwarded to:

Toronto Nationals Minor Bantam Hockey Team  
c/o 62 Fairfield Ave.,  
Toronto 14, Ontario  
M8W 1R8

Again our sincere thanks.

Yours truly,

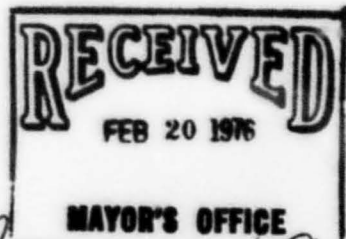
*M. Cupa*  
Team Mother.

TO BE RECEIVED.  
REFERRED TO GRANTS COMMITTEE

"YOUNG



NATS"



925 Runningbrook Drive  
Lyons, Mississauga I-14  
February 17 1976

To The Mayor and City Council of Mississauga,  
Gentlemen,

It has come to my attention that the Council is again considering erecting a stop sign at the corner of Runningbrook Drive and Flamewood which is in the immediate vicinity of my home. I understand that Council turned this proposal down previously but for some unknown reason are again reconsidering.

As you are no doubt aware, there are a considerable number of stop signs on and near Runningbrook Drive and they seem to be serving no other purpose than to discourage motorists from using the street. Obviously they were not placed there on the advice of the Police Traffic Department or Mississauga Engineering.

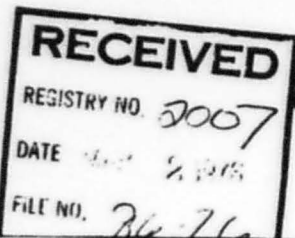
It is a well known fact and confirmed by Realty Firms that stop signs lower the value of adjacent



property), sometimes as much as \$5000<sup>00</sup> and in other cases prospective buyers are simply not interested. I-74a

When the placing of a stop sign has such an impact, it follows that homeowners in the immediate area of the proposed sign should be surveyed and their wishes obtained in writing. To my knowledge no such survey has been made. The only survey to my knowledge consists of two people and they do not reside in the immediate vicinity & therefore would not be directly affected.

In view of the foregoing, I strongly recommend that a proper survey be made if a stop sign is being considered at the corner of Runnells Drive & Flamewood at the present time.



Very truly yours,  
Jack M. Burch.

TO BE RECEIVED.  
REFERRED TO W. TAYLOR.

**Meadowlands** NURSERY LIMITED

"HOME OF THE GREEN THUMB"

MISSISSAUGA ROAD. (1) MILE NORTH OF 401 HIGHWAY

R R 3.

MISSISSAUGA

ONTARIO

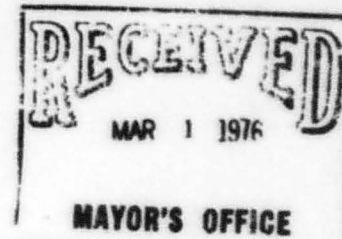
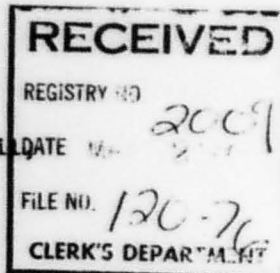
TELEPHONE 826-1501

I-15



February 27, 1976

Mayor Dobkin and Members of Council  
City of Mississauga,  
Municipal Offices,  
1 City Centre Drive,  
Mississauga, Ontario.



Dear Mayor Dobkin:

I was disappointed to read in the Globe and Mail, February 20th edition, that the Peel Regional Council had doubled its residential lot levy to \$1,516.00 in order to slow down the growth in Peel.

It appears to me that over my many years in Mississauga in dealing with Council, that too many actions are restrictive in the development of this municipality. Mississauga, as you are aware, is probably the most desirable location for industry, commercial and residential buildings of any area in the North American continent.

It also seems to me that Mississauga Council traditionally has tried to oppose development rather than try to encourage it. Most development has resulted from the efforts of the developers and for this we should be thankful. The fine growth of the municipality has resulted in spite of, rather than because of, the government.

I do hope that this attitude may change and that the public relations of the municipality may improve in the years ahead.

Yours very truly,

I. G. Goddard

IGG:plm

Ec.

CC: Mr. Lou Parsons,  
Chairman of the Regional Municipality of Peel,  
150 Central Park,  
Bramalea, Ontario.

TO BE RECEIVED.

I-15a

Now \$1,516 *6 lds 1 March 1976*  
**Peel doubles lot levy  
to slow region growth**

*Special to The Globe and Mail*  
**BRAMPTON** — Peel Regional Council yesterday doubled its residential lot levies to \$1,516 to try to slow down growth in Peel.

"If people want to live in Peel, they will have to pay more, because we can't afford it," Mississauga Mayor Martin Dobbin, a member of the regional council, said adding that growth costs a lot of money.

Council was told it would either have to cut \$35-million from its proposed 1976 capital budget of \$114-million or increase its revenue to stay within a provincially imposed 10 per cent increase in expenditures.

Regional residential lot levies on fully serviced land in Peel were \$753, and less on land which is not serviced with water and sewer lines.

The move is also designed to bring in an extra \$10-million to the region's tax coffers to help pay for capital building projects and stay within the fiscal guidelines.

The increase will bring in an estimated \$27.7-million in the next five years, council was told, compared to \$17.7-

million under the old schedule.

"Present levies are insufficient to cover your capital development costs," Dirk Peper, the region's finance commissioner, told council. He said the doubling of lot levies would probably increase the price of houses in Peel and could affect the rate of development.

"The main question is, does this council want to induce growth or reduce growth?"

Mr. Peper said the higher levies would have no impact on the region until 1977 at the earliest.

Dr. Dobbin proposed the immediate doubling of the levy and was approved by a 13-8 vote of council.

"The region has been given a lot of responsibility by the province, but has not been given the resources to carry out these responsibilities," he said.

His proposal that the region could raise an additional \$2-million in the next 5 years by creating a new 5 per cent land levy on industrial and commercial land developments was deferred for a report on its legal implications.

I-16

3806 Woodruff Crescent,  
Malton, Ontario.

March 6, 1976.

Dear Mr. McKechnie:

I would like to state a complaint against all the cars that are parked on Woodruff Crescent all day, that belong to the workmen working on the Westwood Abbey development on Darcel. They park their cars from the corner of Darcel, up Woodruff, about six or more cars every day. They always park right opposite our driveway and all winter long with the high snow banks, many, many times I couldn't get my car out of the driveway all day because there wasn't enough room to back out without banging into one of their cars.

Also, with all these cars parked there all day, from 7.45 a.m. to about 5.30 p.m. every day, all winter long, when the snow plough came along he would have to go around them and, therefore, only about half the road gets ploughed out, the other half is still covered with snow.

I have stood at the front door many times in the morning to tell them not to park in front of the driveway, but all they do is look at you, park their car anyway and walk away.

We have lived in Malton for twenty-five years, the last ten years here on Woodruff Crescent, paying taxes, and we don't think we should have to put up with this aggravation. We would appreciate anything you can do to remedy this problem.

Thank you.

*George R. Verrall*

G.R. Verrall



For Council  
14-10-76  
Dr. J. L. Smith  
1442 Oldland Rd.  
I-17

Copy of Proceedings  
One copy for the  
Institution

Dr. J. L. Smith  
General Committee

File # 168 - 75  
Institution Committee

Dear Sir:

(According to the letter  
received on Feb. 17, 1976 my  
application has been rejected.

I would like that you and  
your committee would consider  
my application, based on my  
educational position in the  
theology or more to the point  
of being in the way  
making my case.

These are enclosed in a letter  
report from Dr. J. L. Smith and  
it may be rejected by my  
regular doctor. (Willie James  
Anderson)

Under these conditions it is getting  
increasingly difficult to operate my  
institution.

I was going to ask you an opinion  
and I must quit and will  
be back in the hospital again.

(over)



Hoping you and your staff  
will take another look at  
my request and give  
me a chance for a normal  
life.

Yours truly  
Jack Trice

1442 Glaveland Rd

Port Credit

L5G2V3

278-0372

FRANK LIPSON, M.D., F.R.C.P.(C), (Int.), F.R.C.P.(C), (Rehab.)

February 25, 1976.

21 QUEENSWAY WEST, MISSISSAUGA, ONTARIO L5B 1B6 TELEPHONE 277-8089

To Whom it May Concern:

Re: Mr. Jack Amos.

Dear Sir:

Mr. Amos has had very bad bouts of asthma, (bronchial). He has been in hospital four or five times in the last three months.

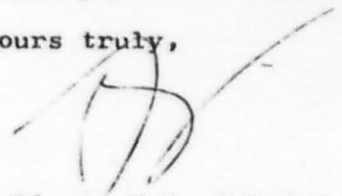
At one period, he required cardio-pulmonary resuscitation. He is presently on high doses of cortisone; takes an inhalator, and has his own Oxygen supply, at home.

It has been recommended to the patient, that he move to a climate where there is dry weather present, and the temperature is quite warm, such as Arizona.

It would probably decrease the severity and the frequency of the attacks that he is having, at present.

Thank you.

Yours truly,

  
F. Lipson, M.D., F.R.C.P.(C).  
FL/if.

C. HENDERSON, M.B., CH.B.  
T. J. McKEOWN, B.A., M.D.  
E. E. SMITH, M.D.  
J. M. FORSTER, M.B., B.S.  
D. KNOX, M.B., B.S.

## APPLEWOOD MEDICAL ASSOCIATES

APPLEWOOD PLAZA / 1077 QUEEN ELIZABETH WAY / MISSISSAUGA, ONTARIO. 279-5942

March 2, 1976

Dr. M. Dobkin,  
Mayor of Mississauga,  
and Members of the General Committee,  
Mississauga Council,  
1 City Centre Drive,  
MISSISSAUGA, Ontario.

RE: Mr. Jack AMOS  
Stavbank Road Mississauga

Dear Sirs:

I have been asked by Mr. AMOS to give a Medical Report confirming his medical problems for the Mayor and the General Committee.

Mr. AMOS has been a patient of mine for the past twelve years and during this period of time has suffered from severe asthmatic bronchitis. This has incapacitated him, to the point, where he has been unable to fulfill any work obligations for this same period of time. In the past years he has spent numerous periods of time in hospital, and in 1973 alone- spent almost s e v e n months in hospitals, during which time he required major surgery, which was performed on an emergency basis for gastric hemorrhage from a bleeding peptic ulcer and it was felt that the medication he had been on - namely Cortisone had perhaps precipitated the ulcer and the subsequent hemorrhage. However, he is still required on occasion to take Prednisone in order to get a minimal amount of relief from the chronic asthmatic condition. This man has left no stone unturned, to find some solution to his medical problem and has travelled extensively, and the only relief that he has found has been in a rather warm, dry climate, where the air is relatively clean. There he finds that he can function with the minimum amount of medication and at times with no medication whatsoever.

J.C. HENDERSON, M.B., CH.B.  
T.J. McKEOWN, B.A., M.D.  
E.E. SMITH, M.D.  
I.M. FORSTER, M.B., B.S.  
D. KNOX, M.B., B.S.

## APPLEWOOD MEDICAL ASSOCIATES

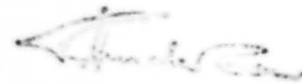
APPLEWOOD PLAZA / 1077 QUEEN ELIZABETH WAY / MISSISSAUGA, ONTARIO. 279-5942

page two

There is no doubt in my mind that Mr. AMOS's life is certainly being jeopardized by remaining in his present environment and the longer he remains in this environment the greater, of course, the danger will become. He has already been admitted to hospital on at least two (2) occasions in dire respiratory distress, requiring resuscitation and since the middle of December 1975 to the present date, Mr. AMOS has been hospitalized on three (3) occasions and indeed has spent a greater part of this time in hospital.

This report is basically a statement of the facts, as known by me and as requested by Mr. AMOS and is certainly given for no other reason.

Yours truly,



James C. Henderson, M.B.Ch.B.

JCHENDERSON/ec1



Office of the  
President  
and  
Chief Executive Officer

## SHIPP CORPORATION

March 8th, 1976

*T. L. Julian*

RE: YOUR FILE OZ-59/75 - SOUTH-WEST CORNER  
BLOOR STREET AND DIXIE ROAD

We are writing to you pursuant to the recommendation prepared by your City Solicitor, Mr. Basil Clark, Q. C., and contained in the recommendations of the report submitted by Mr. William Taylor, P. Eng. dated March 4th, 1976, pursuant to the above matter:

"This will confirm that Applewood Dixie Limited and its successor corporation, Shipp Corporation Limited, has completed all of the outstanding terms and conditions of the two Financial Agreements made the 4th day of December and the 11th day of August, 1964, pursuant to Registered Plan 716 and Registered Plan 726."

Yours very sincerely,

SHIPP CORPORATION LIMITED

*Harold G. Shipp*  
HAROLD G. SHIPP

Mr. T. L. Julian,  
Clerk, City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario L5B 1M2

I-18





## City of Mississauga

### MEMORANDUM

R-3

Mayor and Members of Council

From William P. Taylor, P. Eng.,

Dept. Engineering, Works & Building

RECEIVED

REGISTRY NO. 2133

DATE MAR 5 1976

FILE NO. 02/59/75

CLERK'S DEPARTMENT

March 4, 1976

FILE NUMBERS: OZ-59-75

11 141 00007

(04 00 150.1)

**SUBJECT:** Applewood Landmark Apartment Site - South Side Bloor Street at Dixie Road.

**ORIGIN:** Letter received from Mr. Harold Shipp dated March 2, 1976 (copy attached).

**COMMENTS:** Mr. Shipp is requesting that consideration be given to the requirement that he pay the \$2,000.00 per acre Watercourse Improvement Levy and the \$2,000.00 per acre Road Improvement Levy for the 7.242 acre site above referenced.

The reason for this request by Mr. Shipp is that he could build on the site a 329 suite apartment building, and his Application for Re-Zoning was to downgrade the number of units to 300 suites. In addition, Mr. Shipp is paying a \$140.00 per suite levy at the time of applying for a Building Permit, as per his agreement with the Township of Toronto.

Under the circumstances, Council may wish to re-consider imposing the \$2,000.00 per acre Levies on this development due to the re-zoning to downgrade the proposed number of units and due also to the fact that this development will be paying approximately \$42,000.00 in levies as per an old agreement.

**RECOMMENDATION:**

The following is suggested for consideration:-

On the conditions that Applewood Dixie Limited file a letter with the City Clerk that Applewood Dixie Limited has complied with and fulfilled all of the terms and conditions of two financial agreements made the 4th day of December and the 11th day of August, each in the year 1964, then the Shipp Corporation be advised that it will not be required to pay the \$2,000.00 per acre Watercourse Improvement Levy, or the \$2,000.00 per acre Road Improvement Levy on the Applewood Landmark Apartment Site - South Side Bloor Street at Dixie Road - due to the fact that the re-zoning has been a downgrading in the number of suites proposed to be built on the site. Council, however, re-affirms its intention to charge the \$140.00 per suite Levy as per the original Financial Agreement.

WPT.mh  
Att.

WPT.mh

William P. Taylor, P. Eng.,  
Commissioner.



Office of the  
President  
and  
Chief Executive Officer

## SHIPP CORPORATION

March 2nd, 1976

*Don M. Taylor*

RE: APPLEWOOD LANDMARK APARTMENT SITE - SOUTH  
SIDE BLOOR STREET AT DIXIE ROAD  
YOUR FILE OZ-59/75

*By Hand*

DATE - FILED	MAR 3 1976
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Please consider this letter as a request to have your Department's requirement of a \$2,000 per acre levy for water course improvement and \$2,000 per acre levy for road improvement withdrawn from the above-mentioned application on this 7.242-acre site.

The reason for requesting this consideration is based on the fact that these lands, being part of R. P. 716 and R. P. 726, were registered in 1964 and were covered by Subdivision Agreement prepared prior to those plan registrations. The use to which these lands were to be put was decided at that time, i.e. high density high rise apartment lands, and the engineering study for storm drainage and for road design was taken into full consideration by your Department at that time. Inasmuch as these lands are still to be used as originally designated, we would request that this additional impost be withdrawn.

The only reason it was felt necessary to apply for rezoning of these lands was solely to facilitate the vastly improved apartment concept which in the end will provide less suites than these lands were zoned for and could accommodate. Further to this, it is known that the occupancy of a building of this type will generate less people per suite, i.e. less than two, which is considerably below the average for the municipality as a whole.

It should also be kept in mind that in making the motion for approval of the Plan when the application was before the Planning Board of the City of Mississauga in late 1975, the Mayor, sitting as a member of the Board, complimented us on our desire to improve the community and provide suites of this size which will further enhance apartment living and life style and broaden the base of types of housing accommodation provided within Mississauga.

(Cont'd.....)

SHIPP CORPORATION

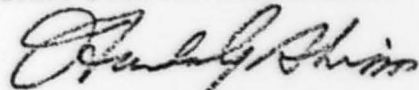
- 2 -

March 2nd, 1976

I would welcome an early opportunity to discuss this matter with you, as it is the only matter outstanding pending the approval of the Plan by the Council at an early meeting. All other items have been taken care of at this time, including the preparation of the necessary By-law.

Yours very sincerely,

SHIPP CORPORATION LIMITED



HAROLD G. SHIPP

Mr. William Taylor, P. Eng.,  
Commissioner of Engineering, Works and Building,  
City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario L5B 1M2



## City of Mississauga

### MEMORANDUM

R-5

Council,

City of Mississauga

From E.M. Halliday,

Dept. Recreation and Parks

March 5, 1976

SUBJECT: MISSISSAUGA FESTIVAL '76

ORIGIN: Council's meeting, February 23, 1976 and presentation to Council by Mr. Gord. Newman, Chairman, Mississauga City Festival '76. Request No.99-76.

COMMENTS: The Mississauga Festival is comprised of Service Clubs' representatives across the City. Specific projects have been assumed by member Service Clubs. However, because of their commitment in so many areas, their main role in the Festival will be to co-ordinate events and activities as to timing, nature of events, and selection of the most suitable location. Groups wishing to participate will be expected to organize their own activities and in most cases fund their own projects. Based on their proposal of events for the Day it would appear that the Day should be a success and of interest to all, although not perhaps as involved as the City Day held in 1974.

The Committee has requested, through Council, that \$20,000.00 be appropriated to them as an operating fund. Of this amount \$10,000.00 was approved in 1975 by Council and has been carried over for this use. The additional funds are included in the Recreation and Parks Department budget 1976 for Council's consideration. Based on their budget, the requested additional \$10,000.00 is a contingency amount in case they do not meet their expected revenues. Their financial statement indicates a \$2,300.00 net revenue, assuming only \$10,000.00 from the City. This assumes that the financing will be realized to a great extent through donations, Wintario and Special Events.



Council,  
Page 2,  
March 5, 1976

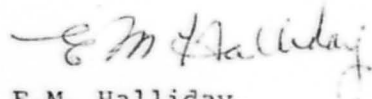
There are many decisions to be made and items to be clarified, for instance, location of events, route of the parade and other hidden costs, etc. and we will work closely with the group to clarify these items.

RECOMMENDATIONS

1. That \$10,000.00 be transferred to the Mississauga Festival Committee at this time.
2. That the additional \$10,000.00 be held until after the event, after which time we can determine if this money is needed.
3. That September 11th, 1976 be set aside as Mississauga Festival Day.

EMH:ww

Attachment

  
E.M. Halliday,  
Commissioner



TO: Mrs. V. Houle  
FROM: J. T. Mulligan  
SUBJECT: Mississauga Festival '76

The following "budget" is our initial look at what's happening on September 11, 1976.

The plan is to have a fun day that is also profitable. Since we do not have the total list of events established, we are not in a position to give exact figures. But based on some preliminary discussions, here is our plan.

Plan

1. Appeal to the Business community for support.
2. Request the Service Clubs to use their profits to offset nonrevenue producing events.
3. Control the expenses of the day so as not to create additional expenses for the City.

Revenue (events presently planned)

*City allowance from 1975	\$10,000
Beer Fest (net for day)	5,000
Pancake Breakfast (net for day)	500
Sale of specialties	1,500
Wintario (we believe we qualify)	2,500
Donations from business (4500-74)	4,000
	<u>\$23,500</u>

Expenses

Parade	\$ 3,500
Police For Day	2,500
Communities Groups	1,200
Park & Recreation (various rentals)	2,000
Work's Dept. support - (incl. labour)	4,000
Booth's Display	2,000
Advertising	6,000
	<u>\$21,200</u>

Note: Programs like the Beerfest & Pancake Breakfast will have paid their expenses from their revenue. Items such as booths, and washroom facilities are included in their budgets.

\*We are asking for additional \$10,000 in 1976 for interim financing which will be repaid.

PRESENTATION TO CITY COUNCIL - CITY OF MISSISSAUGA

MISSISSAUGA CITY - FESTIVAL '76

FEBRUARY 23, 1976

MR. MAYOR, MEMBERS OF COUNCIL:

FIRST ALLOW ME TO INTRODUCE MYSELF. MY NAME IS GORDON HERRMAN AND PRESENTLY I SERVE AS PRESIDENT OF THE MISSISSAUGA JAYCEES INCORPORATED. HOWEVER, THIS EVENING MY ROLE IS THAT OF CHAIRMAN OF THE MISSISSAUGA CITY - FESTIVAL '76 EXECUTIVE COMMITTEE.

THE EXECUTIVE COMMITTEE IS COMPRISED OF MEMBERS OF THE CREDIT VALLEY LIONS, DENIE LIONS, CLARKSON LIONS, MISSISSAUGA KINSMEN, MISSISSAUGA - CLARKSON LIONS, MISSISSAUGA CENTENNIAL CIVITANS, MALTON JAYCEES AND THE MISSISSAUGA JAYCEES.

THE PURPOSE OF THE COMMITTEE IS AS SET OUT IN A MOTION APPROVED AT OUR JAN. 25/76 MEETING WHICH STATED THAT:

"MISSISSAUGA CITY - FESTIVAL '76 EXECUTIVE COMMITTEE ACT AS THE CO-ORDINATING BODY AS TO ALL EVENTS AND NATURE OF EVENTS WITHIN THE CITY OF MISSISSAUGA FOR MISSISSAUGA CITY - FESTIVAL '76".

OUR COMMITTEE BASICALLY SUBSCRIBES TO THE BELIEF THAT IT IS NOT NECESSARY TO PROMOTE AN EXTRAVAGANZA WITH ELABORATE TRILLINGS TO HAVE A SUCCESSFUL CELEBRATION. WE ALSO SUBSCRIBE TO THE PHILOSOPHY THAT MANY QUESTIONS WILL ARISE IN THE PURSUIT OF OUR GOAL AND NO ONE HAS A MONOPOLY ON THE RIGHT ANSWERS.

IT IS OUR INTENT THAT THE INDIVIDUAL FUNCTIONS WILL BE UNDERTAKEN BY ONE OR MORE OF THE REPRESENTATIVE ORGANIZATIONS AND THE DIRECT RESPONSIBILITY FOR THEIR EXECUTION WOULD LAY WITH THAT ORGANIZATION.

PROGRAMS NOT ASSUMED BY A MEMBER ORGANIZATION WOULD NOT BE UNDERTAKEN UNLESS THE SPECIFIC RESPONSIBILITY AS DETERMINED BY THE COMMITTEE WAS ASSURED BY RECREATION AND PARKS DEPARTMENT OR ONE OF THE OTHER COMMUNITY ORGANIZATIONS.

AS SUCH THE FUNDING FOR OUR PROJECTS WOULD BE BY THE ORGANIZATION (S) ASSUMING RESPONSIBILITY AND IT IS ANTICIPATED THAT THE DAY WOULD RUN ON A BREAK-EVEN BASIS WITH REVENUE GENERATING PROJECTS SUPPORTING EXPENSES FOR THE DAY.

HOWEVER, THE MEMBER ORGANIZATIONS ARE NOT IN SUCH A FINANCIAL POSITION THAT THEY ARE ABLE TO FINANCIALLY UNDERWRITE THE INITIAL AND IMMEDIATE SET UP EXPENSES OR TO COVER ALL CONTINGENCIES FOR LOSSES. WE WOULD THEREFORE RESPECTFULLY REQUEST THAT COUNCIL APPROVE A MOTION TO PROVIDE A TOTAL OF \$20,000. TO COVER IMMEDIATE EXPENSES AND CONTINGENCY LOSSES.

THE PROMOTION AND ADVERTISEMENT OF THE EVENTS WOULD BE CO-ORDINATED VIA RECREATION AND PARKS DEPARTMENT WITH EXPENSES BEING FOR THEIR ACCOUNT. EACH MEMBER ORGANIZATION HAS CONTRIBUTED TO A BASIC ADMINISTRATION EXPENSES FUND OUT OF WHICH THE NORMAL OPERATING EXPENSES OF THE COMMITTEE WOULD BE TAKEN.

WE SUBMIT OUR PROPOSED SCHEDULE OF EVENTS FOR YOUR APPROVAL, AS THEY ARE NOW BEING CONSIDERED, AND REQUEST THAT THE FOLLOWING RESOLUTION BE ADOPTED BY COUNCIL:

"WHEREAS THE LOCAL SERVICE CLUBS IN MISSISSAUGA HAVE ORGANIZED THEMSELVES TO ARRANGE FESTIVITIES TO CELEBRATE MISSISSAUGA DAY. IT IS RESOLVED THAT THIS EVENT BE HELD ON SEPTEMBER 11, 1976 AND THAT IT OPERATE THROUGH THE RECREATION AND PARKS DEPARTMENT AND THE EVENT BE CALLED "MISSISSAUGA CITY - FESTIVAL '76"."

MEMBERS OF COUNCIL THE COMMITTEE WILL NOW ENTERTAIN YOUR QUESTIONS.

MISSISSAUGA CITY - FESTIVAL '76

PROPOSED SCHEDULE OF EVENTS

1. BEERFEST AND DANCE HOSTED AND SPONSORED BY THE LIONS CLUB OF MISSISSAUGA.  
(scheduled to begin at 2:00 p.m. and end at 12:00 a.m.)
2. PANCAKE BREAKFAST HOSTED AND SPONSORED BY THE MISSISSAUGA CENTENNIAL CIVITAN.  
(scheduled to begin at 9:00 a.m. and end at 10:30 a.m.)
3. PLAY PUT ON BY MISSISSAUGA PLAYERS HOSTED AND SPONSORED BY JUNIOR CIVITAN.  
(scheduled to begin at 8:00 p.m. and end at 11:00 p.m.)
4. ARTS AND CRAFTS DISPLAY HOSTED AND SPONSORED BY MISSISSAUGA RENAISSANCE  
(scheduled to begin at 10:00 a.m. and end at 6:00 p.m.)
5. LITTLE GRAND PRIX '76 (SOAP BOX DERBY) HOSTED AND SPONSORED BY THE MISSISSAUGA JAYCEES  
(scheduled to begin at 9:00 a.m. and end at 5:00 p.m.)
6. PETRESQUE COMMUNITY CELEBRATION SPONSORED AND HOSTED BY PETRESQUE COMMUNITY CENTRE ORGANIZATION  
(estimate of schedule is from 9:00 a.m. to 9:00 p.m.)
7. SOFTBALL GAME BETWEEN FESTIVAL '76 EXECUTIVE COMMITTEE MEMBERS AND MEMBERS OF MISSISSAUGA CITY COUNCIL CO-ORDINATED BY '76 FESTIVAL EXECUTIVE COMMITTEE  
(scheduled to take place at 4:00 p.m. and last until 6:00 p.m.)
- \* 8. PARADE OF APPROXIMATELY TWO MILES IN LENGTH.  
(scheduled to begin at 10:00 a.m. and end at 12:00 p.m. only if picked up by  
Recreation and Parks department or a community organisation)

\$3,000.-

Report A. S. N. P.



R-6

CITY OF MISSISSAUGA

PLANNING DEPARTMENT

FILE: Creditview Community

DATE: March 8, 1976

MEMORANDUM

TO: M. L. Dobkin, Mayor, and Members of the City of Mississauga Council.

FROM: R. G. B. Edmunds, Commissioner of Planning.

SUBJECT: Creditview Community

ORIGIN: At the meeting held on March 3, 1976, General Committee, in response to a presentation by Taro Properties, forwarded the following recommendation to Council:

"Whereas Taro Properties Incorporated in their 'Creditview Development' have responded to the stated policies of the City with respect to the provision of affordable housing;  
And Whereas the Official Plan Review and its predecessor studies designate these lands as residential;  
And Whereas services are available to the area;  
Be It Resolved that the Creditview Community be released for processing towards the preparation of an amendment to the Official Plan (Secondary Plan) and the area considered be those lands lying between Confederation Parkway and the C.P.R., and Burnhamthorpe Road to Highway 403;  
And Further, that processing proceed with the intent of commencing construction on the Taro Properties during 1976, providing that this processing can be expedited within the 1976 planning program as approved by Council."

PURPOSE: To respond to the request made at the meeting by Councillor McCallion, and generally agreed to



FILE: Creditview Community  
DATE: March 8, 1976  
PAGE: 2

by the Committee, that the Commissioner of Planning report to the next Council meeting on the implications of the above recommendation for the Planning Department Work Program, and also respond to some aspects of the above Committee recommendation.

COMMENTS:

1. Creditview Community - Proposed Official Plan

Ideally, the preparation of a secondary plan for the Creditview Community should await the completion of the Official Plan, so that Council would be in a better position to properly assess the appropriateness of allowing development in that area in the context of a sequential phasing of future development throughout the City of Mississauga. General Committee has recommended, however, in anticipation that the Official Plan now in preparation will support the related IBI Group's proposals, that the Creditview Community should be redesignated from its present Industrial classification to Residential. As mentioned at the meeting, that decision can be supported by the Planning Department at this time, in view of the current findings of the Official Plan Task Force which have identified Creditview as a suitable area for residential purposes. It should be noted, though, that the type and density of residential uses have not been resolved.

It can be stated, then, that the recommendation of General Committee with respect to the preparation of a secondary plan for the Creditview Community is consistent with the probable Official Plan proposals for the area.

2. West Credit Area - Proposed Official Plan

Using the same line of reasoning that was evident in the discussion at General Committee, and is contained in the recommendation which came as a result of that discussion, together with taking into account the cost implications of widely

FILE: Creditview Community  
DATE: March 8, 1976  
PAGE: 3

dispersed growth indicated in the recently adopted 1976 Capital Budget, Council is requested to consider discontinuing the processing of development proposals in the area west of Winston Churchill Boulevard until the Official Plan is completed, and the sequence of land development priorities throughout the City has been considered and agreed upon by Council. This is important not only in terms of the Official Plan, but also has a bearing on the expeditious handling of the Creditview Secondary Plan required by General Committee, in that there is insufficient staff in the Planning Department, and probably in other City departments, to properly prepare secondary plans and process development applications for all the various areas of the City that are currently released for processing, in addition to preparing the Creditview Plan.

There is a possible exception to discontinuing processing of the total area west of Winston Churchill Boulevard. Council could consider allowing processing to continue for that part of the area which is, for sanitary and storm drainage purposes, related to the Credit River and which can be incorporated into the structure of existing or approved development.

### 3. Planning Department Work Program

The indication given to General Committee that the Planning Department could prepare the Creditview Secondary Plan as well as adhere to its recently approved 1976 Work Program was based primarily on three factors:

- a) The work on the Secondary Plan, since it was assigned after approval of the Work Program, will take up most of the staff time that was allocated to the special projects that usually occur through Council resolutions during each year. This aspect is drawn to Council's attention at this time to avoid possible future disappointments and misunderstanding.

FILE: Creditview Community  
DATE: March 8, 1976  
PAGE: 4

- b) The team of experts offered by Taro Properties will be readily available to assist the Planning Department in preparing the Secondary Plan.
- c) City Council's giving favourable consideration to deferring the processing of all or part of the area west of Winston Churchill Boulevard.

#### 4. The Planning Process

Achieving the time objective for preparing the Secondary Plan expressed in General Committee's recommendation will depend, to a large extent, on total cooperation for planning purposes among the prospective developers in the area, and between the developers and the City. Experience with the Mississauga Meadows Concept Plan and, to a lesser degree with Amendment 248, has shown that the absence of such cooperation results in lengthy delays in completing the planning process. In this connection, it is suggested that all the developers form a consortium for planning purposes.

It is absolutely essential that before any processing of development applications is started, the Secondary Plan has reached the stage of some approval by City Council so that it can be used to evaluate the individual parts of the plan represented by those applications. If the normal planning process associated with community studies is to be followed, it would appear that the earliest point in the process at which the individual applications could be considered is after the Secondary Plan has received public comment and then been adopted by Council. Even starting at that point is not without risk of possible frustration in terms of time, because the applications would be under process in parallel with the Secondary Plan going through the various Regional and Provincial agencies.

#### 5. Housing Prices

Since one of the reasons why Council agreed to the preparation of a Secondary Plan was the strong indication by Taro Properties that the

FILE: Creditview Community  
DATE: March 8, 1976  
PAGE: 5

eventual development of the area would provide 'affordable housing', it is suggested that all development applications should be accompanied by a report on the proposed selling price of the various housing units. It is further suggested that Council consider the controlling of housing-unit selling prices by means of agreements or through special legislation, and of controlling the cost of resales for a specific period of time.

RECOMMENDATIONS:

1. THAT the following recommendations be considered as addenda to the General Committee recommendation on the Creditview Community as adopted by Council on March 8, 1976.
2. THAT the prospective developers of land in the Creditview Community be requested to form a planning consortium for the purposes of achieving cooperation among the developers and between the developers and the City with the objective of the early preparation of a secondary plan for Creditview Community that is acceptable to all involved in the planning process.
3. THAT each application to develop land in the Creditview Community be accompanied by a report from the developers on the financial implications of the proposed development for the City and the Region.
4. THAT policies be developed to control the selling price of all housing units in the Creditview Community, including the resale prices for a specific time period, and that in this connection each application to develop land in the Creditview Community be accompanied by a report from the developer on the proposed selling price of all housing units and on the proposed ways and means of maintaining as closely as possible for a reasonable period of time, the original price of housing units in resales after the original purchase of those units.



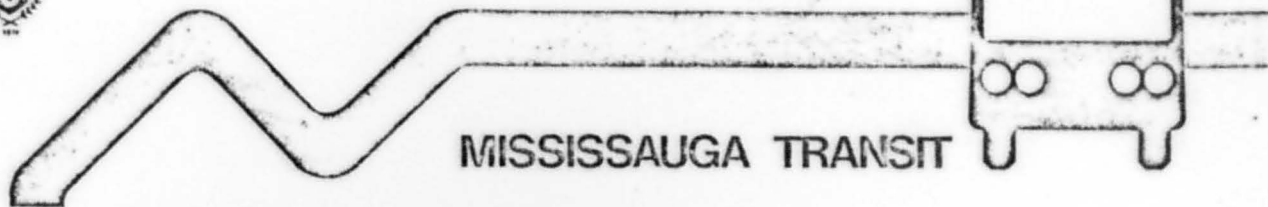
FILE: Creditview Community  
DATE: March 8, 1976  
PAGE: 6

5. THAT Taro Properties be requested to make available to the Planning Department as promised at the General Committee meeting, March 3, 1976, the consulting staff resources employed by that company.
6. - THAT the processing of land development proposals for the area west of Winston Churchill Boulevard be discontinued until the Official Plan is completed; or alternatively
  - THAT the processing of land development proposals for the area west of Winston Churchill Boulevard except for that part of the area which is for sanitary and storm drainage purposes related to the Credit River and which also can be incorporated into the community structure of existing or approved development, be discontinued until the Official Plan is completed.
7. THAT proposed plans to subdivide and applications to rezone lands in the Creditview Community be circulated to all referral departments and agencies immediately after adoption by City Council of the Secondary Plan.
8. THAT the Public Meetings held in connection with the Creditview Secondary Plan be deemed to be also the Public Meetings that would normally be called subsequently in dealing with related rezoning applications.
9. THAT site plans for development in the Creditview Community be processed and approved by the Planning Department with the right to appeal to City Council being given to applicants in the event of conflict.



FILE: Creditview Community  
DATE: March 8, 1976  
PAGE: 7

10. THAT the developers in the Creditview Community be encouraged to participate with the developers in the North North Dixie Community and the City in resolving the transportation problems associated with the Burnhamthorpe Corridor.
11. THAT the report dated March 8, 1976, on the Creditview Community be sent for information to the Region of Peel and the Ministry of Housing.



March 8, 1976.

Mayor & Members of Council,  
City of Mississauga.

Ladies & Gentlemen:

SUBJECT: FARE STRUCTURE FOR MISSISSAUGA TRANSIT  
ORIGIN: Mississauga Transit Department  
COMMENTS: The new Mississauga Transit Fare Structure,  
as approved by Council on December 16, 1975,  
as follows:

PROPOSAL: EXACT DUAL FARE

A. Rush Hour Fare Structure

5 A.M. to 9 A.M. and 3 P.M. to 7 P.M.

Monday through Friday:

Adults	- 50¢ Exact Fare
Students	- 25¢ Exact Fare (Primary through Secondary School)
Pre-School Children	- Free (When accompanied by fare paying passenger)
Senior Citizens	- Free (With Mississauga Transit Senior Citizens Card)

B. Off-Peak Hours

Nights, Saturdays, Sundays and Holidays

Adults	- 25¢ Exact Fare
--------	------------------

SUBJECT: Mississauga Transit Fare Structure

Students - 25¢ Exact Fare  
(Primary through Secondary School)  
Pre-School Children - Free  
(When accompanied by fare paying passenger)  
Senior Citizens - Free  
(With Mississauga Transit Senior Citizens' Card)

C. Monthly Passes

Adults - \$20.00  
Students - \$10.00

Good anytime system operates - pass is transferable within family.

is due to be implemented on April 1, 1976. When it was planned it appeared to be the best possible solution to the problem of acquiring additional revenues, while offering a reduced rate to passengers in the off-peak hours of service. I still believe that the fare structure is sound although it will cause some problems in the administration of change-over periods between rush hour fares and off-peak fares. However, due to the ever increasing number of calls and complaints such as; that the rush hour passengers are being discriminated against as they are forced to pay 50¢; the fact that passengers will not be able to buy tickets on a weekly basis as at present; the complications of the change over from rush-hour fares to off-peak fares; and the Board of Education's complaint, of no student tickets, I believe that Council should be aware of this growing concern and how it can be eliminated.

SUBJECT: Mississauga Transit Fare Structure

During the past week we have considered several other alternatives that would still produce the projected transit revenues, but would also be more equitable to all the passengers, and would still allow the sale of weekly tickets.

Should Council wish to consider a change, there is one alternative that would eliminate the complications of the change over from rush-hour fares to off-peak fares, while at the same time be more equitable for all users of Mississauga Transit.

ALTERNATIVE SUGGESTION:

- Adults - 50¢ Exact Fare  
(5 tickets for \$2.00)
- Students - 25¢ Exact Fare  
(5 tickets for \$1.00)
- Senior Citizens - Free  
(With Mississauga Transit Senior Citizens' Card)
- Pre-School Children - Free  
(When accompanied by fare paying passenger)
- College tickets - 27½¢ each  
(Sold only in bulk)

This alternative suggestion is similar to the new fare structure now in operation in Toronto. I believe that this alternative would relieve the majority of complaints.

The main difference is the fact that tickets will be sold. The following chart is self-explanatory:

SUBJECT: Mississauga Transit Fare Structure

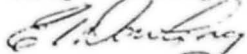
	<u>PRESENT FARES</u>	<u>REVISED FARES</u>	<u>ALTERNATIVE</u>
Adults	35¢ Cash 10 tickets for \$3.00	50¢ Exact Fare Mtly pass \$20.00	50¢ Exact Fare 5 tickets for \$2.00
Students	15¢ Cash 8 tickets for \$1.00	25¢ Exact Fare Mtly pass \$10.00	25¢ Exact Fare 5 tickets for \$1.00
Senior Citizens	Free	Free	Free
Pre-School Children	Free	Free	Free
College tickets	27½¢ each Sold in bulk	27½¢ each Sold in bulk	27½¢ each Sold in bulk

Should Council approve of the alternative fare structure, I would recommend that it be implemented on May 3, 1976, allowing time for the printing of tickets and for notifying the passengers through the news media and on bus advertising.

RECOMMENDATION: That Council give serious consideration to the alternative fare structure as follows, in order to eliminate the major complaints that have arisen:

- Adults - 50¢ Exact Fare  
(5 tickets for \$2.00)
- Students - 25¢ Exact Fare  
(5 tickets for \$1.00)
- Senior Citizens - Free  
(With Mississauga Transit Senior Citizens' Card)
- Pre-School Children - Free  
(When accompanied by fare paying passenger)
- College tickets - 27½¢ each  
(Sold in bulk only)

Respectfully submitted,

  
E. J. Dowling,  
Transit Manager.





City of Mississauga

MEMORANDUM

R-9

To ALL MEMBERS OF COUNCIL

From M. L. Dobkin, M. D.

Dept. \_\_\_\_\_

Dept. Mayor's Office

March 5, 1976.

Dear Sir/Madam:

The enclosed information explains the problem faced by Mr. Van Dongen, which is self-explanatory.

I would therefore recommend to the Council of the City of Mississauga that:-

1. A storm sewer be constructed on Wharton Way, and the estimated cost of \$14,000 be approved as an addition to the 1976 Capital Budget, and that we seek debenture approval for this sum.
2. The City's portion of the work be undertaken only after Mr. Van Dongen has entered into a written agreement with the City of Mississauga that he will undertake all of the necessary internal work on his land totally at his own expense, in order to lead storm water run-off to the terminal point of the proposed storm system.

Yours truly,

M. L. Dobkin, M. D.  
Mayor

MLD:sn  
Encl.

Mayor H. L. Dobkin, M.D.

William P. Taylor, P. Eng.,  
Commissioner,  
Engineering, Works & Building.

5 February 1976

Re: Van Dongen Property  
at 1010 Dundas Street East  
Our File: P.N. 75-158

File

To LOTS

Review of Program at a  
later date upon approval of  
Capital Budget. W.P.T.

Dear Sir:

Further to our report to you, dated 31 October 1975, dealing with a drainage problem on the subject property, we have investigated the feasibility and cost of installing a small storm sewer on Wharton Way. As stated in the report, this sewer would relieve Mr. Van Dongen of much of his water problem, provided he undertake the necessary internal work on his land to lead storm water run-off to the terminal point of the proposed storm system.

The estimated cost of the work is \$14,000.00. This Department is prepared to recommend that the storm sewer be included in the 1976 Capital Works Program, contingent on Council approval and availability of funds in the Capital Budget.

Yours very truly,

William P. Taylor, P. Eng.,  
Commissioner,  
Engineering, Works & Building.

BES/kf



**VAN DONGEN'S**

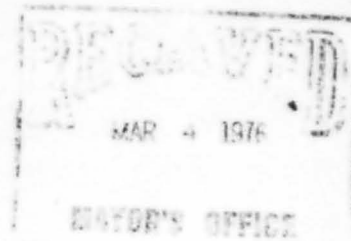
**LANDSCAPING AND NURSERIES LTD.**

1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 97

TELEPHONE 277-1651

March 1, 1976

City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario



ATTENTION: Mayor Robkins

Dear Mayor Robkins:

Although we realize that our file is still open in your records, we feel compelled to initiate action again before the spring rush.

Having received no reply from our letter to you dated November 29, 1975 - we want to inform you again, that our request for zoning in our land which is not provided with zoning by the township.

We beg of you, for an immediate reply and action.

Yours truly,

*Michael Van Dongen*  
M. Van Dongen

*P. Van Dongen*  
P. Van Dongen

PVD:avd  
2cpv  
1 wo.



**VAN DONGEN'S**

**LANDSCAPING AND NURSERIES LTD.**

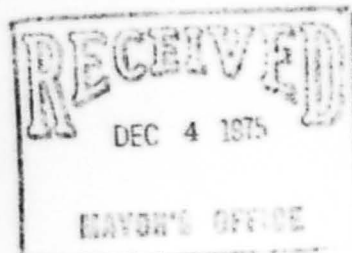
1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 27

TELEPHONE 277-1651

November 27, 1975

Mr. Martin L. Dobkin  
Mayor of the City of Mississauga

Dear Mayor Dobkin:



Please accept our appreciation for your immediate and continuous concern in the matter of our drainage problem. We hope that this long term problem can be solved soon so that we can get rid of the water on our land so that we can walk over the land again in the spring and fall which is the only time for planting and transplanting trees. When we have proper drainage again, no more trees will rot and die anymore.

Enclosed with this letter is a reply on the report of Mr. Seiler, FILE 212.

Respectfully yours

*P. Van Dongen*

The Van Dongens

P. Van Dongen

*M. Van Dongen*

M. Van Dongen

PVD:avd  
2 cpy  
Encl.





**VAN DONGEN'S**

**LANDSCAPING AND NURSERIES LTD.**

1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 27

TELEPHONE 277-1651

November 27, 1975

Mayor Martin I. Dobkin  
Mayor of the City of Mississauga

Dear Mayor Dobkin:

May we add to this letter that we strongly disagree with many parts of the report of Mr. W. P. Taylor (Rep. of Engineering).

When we bought our land in 1954 we could always walk the land, especially in the spring and fall (which is the proper time of planting and transplanting trees). For many years we did have tremendous growth on shrubs, trees, and evergreens. It was a joy each new season.

As soon as the factories came in and joined the land was about two (2) feet with all types of stones and rubbish, we had trouble with water, and plastic pipes which came from the factory north of Wharton Way.

We were told to hire a lawyer, which we did; Mr. Eugene Wollock living in Toronto. We wrote to the township at that time. Already at that time, Mr. Wollock told us that the township should never give a permit for this. To go into this case further, he needed a lot of money-which we did not have... We came from Holland in 1953 and had too many payments to make at that time.

In 1974 the Fort York Hotel was build on the east of our nursery. They raised their land and until this spring all the water, <sup>from</sup> their parking lot and roof did run into our property. Numerous times we phoned the township, wrote the owner, and

.....1737 2





**VAN DONGEN'S**

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1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 27

TELEPHONE 277-1651

page 2

his architect before the parking<sup>LOT</sup> was finished. The whole parking lot sloped towards us. We were told that the parking lot had to slope to the east. It slopes to the west. This spring a curb was built to hold the water. After some seasons up, this curb will not be able to hold the water. One crack in the asphalt and we receive all the water and snow again. Why is the \$1200 builders deposit returned to the builders? Why is the entrance moved 40 feet to directly beside our bedroom? Is this allowed? In 1974 a parking lot to the south raised the land. By this, drainage to the south is impaired. Is this also allowed by the township? Why do we need a lawyer? Who has to pay for this?

One page 2 of the report, when a representative of the township was looking into this drainage problem in the summer of 1974 here on the nursery, Mike thought a waterhole might handle the water by pumping it into the township ditches. The township representative would let us know about this in the next future.

On September 25, 1974, somebody from the township came home with a letter stating that they would install a waterhole type well by the city for this drainage problem, and that we would have no further claim against the city for this drainage problem. Mike was home alone and signed it. The cost for this hole was about \$600.

In the evening the family was home and everybody disagreed with this proposal. Because: We did not know if it would work. We know that this proposed hole was only a small part of the cost. For those \$600.00 we could not hold ourselves responsible for township responsibilities. We have many sleepless nights. More and more trees are rotting and dying. This can not go on any longer. It is hopeless.

.....PAGE 2



# VAN DONGEN'S

## LANDSCAPING AND NURSERIES LTD.

1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 97

TELEPHONE 277-1651

page 3

This spring we did put a well in. We hoped that this would work. First we had to take trees out, and make room for the well and construction materials. Secondly we have to make a two foot deep trench from the house to the well which is about 600 feet long for the installation of a hydro line for the pump. This line itself cost over \$1000. Then add the pump, plus installation of hydro and plumbing.

Very often the pump is not working when the hydro equipment is damp. This water well does not help us in the water drainage problem. There is just too much water. WE WANT A OTHER POWER WHERE WE CAN LEAD THE WATER AWAY.

We asked for help from 2 lawyers in Mississauga; David J. Bell and David of 220 Lakeshore Rd. W. He investigated and told us that a complete investigation has to be presented. That all the township engineers responsible for this are not around any more and that it would be enormously costly. Now Mr. Thompson of Dundas Hwy E in Mississauga is working for us. We have to do something. Excess raised land comes over and has broken the first fence. Why do we have to make legal action to ALL 3 neighbours. We are peace loving people. All our neighbours are against our complaints.

The township is on the edge of our property but did not provide us (an established taxpayer) with any drainage, before they did give a permit to raise the land all the way around us.

.....page 4



**VAN DONGEN'S**

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TELEPHONE 277-1651

Page 4

.....S.U.G.G.E.S.T.I.O.N.S.....

- 1 Strong retaining walls could be build on to new land fill (stones, rubbish etc.) could fall into our land. This would also cover over the eye sore slopes we must look at now.
- 2 A stone cover should be given to us, as well as to every body else in the area.
- 3 A new fence should be put up. We are finding more and all types of bottles in or nursery. We are finding more, plants, and more, damage is done to tomatoes, squash, etc. This all happened after this new industrial development came in. We never needed a fence before. Why is this on our side. We are working for the 2<sup>nd</sup> time on a new fence now.
- 4 Remove entrance of road back to where it was before. We hope to hear from you soon. Thanks again.

Respectfully yours,

*M. Van Dongen*

M. Van Dongen  
The Van Dongens  
PVO:avd  
2copy.

*P. Van Dongen*

P. Van Dongen

.....4 of 4



## City of Mississauga

### MEMORANDUM

M. L. Dobkin, M.D.

Mayor

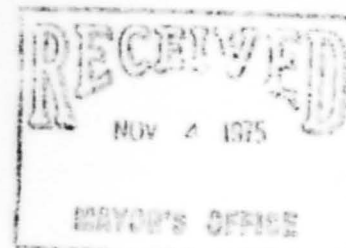
From W. P. Taylor, P. Eng., Commissioner

Dept. Engineering, Works and Building Dept.

31 October 1975

Dear Sir

Re: Van Dongen property at  
1910 Dundas Street East  
Our File: Z-12



When Mr. Van Dongen purchased the property at 1910 Dundas Street East about twenty one years ago to start a nursery business, the only development in existence immediately adjacent to his land was single family dwellings. About fifteen years ago, an industrial road system was constructed on the west side of the nursery lands and three factories were built on lots adjacent to his property. The lots of the factories were built up and graded such that storm water runoff is toward the Van Dongen property.

In 1974, the Fort York Motel was built on the land east of the nursery. The asphalt parking lot of the Motel is four to five feet higher than the Van Dongen land at the common lot line. Both Mr. and Mrs. Van Dongen object to the type of construction employed at the lot line. The transition from the high parking lot to the low nursery lands is effected by the combination of a steep sodded slope and a small dry wall of brick and stone. The Van Dongens fear that in time the wall will fail and the earth embankment will eventually encroach on their property. The Van Dongens contend that a concrete wall should have been built instead of the earth embankment. The construction of the Motel was carried out under Resolution 109 which deals with lot grading and drainage requirements. Following the completion of the Motel, the builder provided the City with a "Final Finished Lot Grading Certificate" prepared and certified by a consulting engineer. The builder's deposit of \$1,000.00 held by the City was then returned.

In 1974, the owner of the Motel lands leased parking space to industry on Mattawa Avenue. According to Mr. Van Dongen, this area south of his property is at a higher elevation than the original ground, due to the placing of crushed stone to provide a stable surface for the cars. As a result of this, drainage to the south has been hampered.



M. L. Dobkin, M.D.  
Page 2  
31 October 1975

Up until 1971, the industrial road system west of the nursery land consisted of two-lane ditched roads. In 1971 the roads were reconstructed as paved curb and gutter roads. One of these streets, Wharton Way, terminates at the west property line of the nursery. The ditches on this road disappeared with the new reconstruction work. Mr. Van Dongen is insistent that most of the storm runoff on his property was drained by the old ditches in a westerly direction. When representatives of this department were looking into this drainage problem in the summer and fall of 1974, Mr. Van Dongen asked the City to install a manhole at the westerly limit of his property on the Wharton Way road allowance. This would act as a storm well. The owner volunteered to install weeping tiles to the well and install a pump. During rainstorms, the water would be discharged into the northerly gutter on Wharton Way and flow in a westerly direction.

On September 25, 1974, Mr. Van Dongen advised the City in writing that upon construction of a manhole type well by the City, that he would have no further claim against the City for his drainage problems; however, a phone call from Mrs. Van Dongen followed the letter of September 25, 1974, at which time she advised us that she did not wish to sign away her rights in return for the well installation. In a letter of October 15, 1975, to Mr. Van Dongen, the City reaffirmed its offer to construct the well manhole. On October 17, 1975, Mr. Van Dongen advised the City that he would like the well installed as a "start" in solving his problem provided that the City would continue to be responsible for the proper drainage of his property. On October 24, 1975, the City advised Mr. Van Dongen that certain documents in its possession, such as photographs, survey cross section notes, and an old plan of Wharton Way, indicated that rain water from the nursery lands in the vicinity of Wharton Way did not in fact drain away from his lands along the ditches on Wharton Way. In this letter, Mr. Van Dongen was further advised that his drainage appeared to be directed across lands to the south to two existing catchbasins prior to any construction that took place on these lands. The City concluded that the blockage of drainage in a southerly direction was the direct result of action taken by an adjacent land owner on private land and consequently was not responsible.

In his letter of October 28, 1974, Mr. Van Dongen expressed his disappointment with the findings in the City's letter of October 24, 1974, insisting that the City caused his drainage problem, stating further that a storm sewer should be constructed on Wharton Way terminating at the westerly property boundary. In his letter, Mr. Van Dongen advised that he was making private arrangements to install a well and a pump in the hope that the City would pay for at least part of the installation.

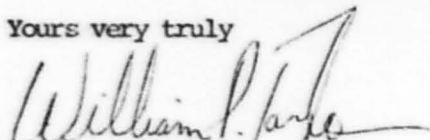


M. L. Dobkin, M.D.  
Page 3  
31 October 1975

In summation, I have the following comments:

1. The Motel development is not causing the Van Dongens any hardship insofar as drainage is concerned.
2. The City has no jurisdiction in the matter of the gravelled parking lot at the rear of the nursery. Unfortunately, this is a matter to be resolved between the Van Dongens and the owner of the parking lot relative to drainage.
3. The City can take no direct action against the industry west of the nursery. One of the buildings south of Wharton Way has a small asphalt driveway which slopes toward the nursery land. In addition, a rain water pipe outlets on the driveway and thus contributes to the runoff. The owner of both factory buildings north of Wharton Way has made a reasonable attempt to grade and ditch his gravelled parking lot; however, the recently constructed ditch outlets eventually to the nursery lands.
4. A possible solution to the drainage of a substantial amount of the nursery land would be the installation of a small diameter storm sewer on Wharton Way extending from the westerly property limit to an existing storm sewer on Wharton Glen Avenue. Mr. Van Dongen has stated that should the sewer be built by the City, he would undertake all of the internal work on his land at his expense to lead as much water as possible to the City's storm system. This department shall look into the feasibility and cost of a small storm system and report our findings and recommendations to you in the near future.

Yours very truly



William P. Taylor, P. Eng.  
Commissioner  
Engineering, Works and Building Department

PS LGT\*seh





**VAN DONGEN'S**

TELEPHONE 277-1651

**LANDSCAPING AND NURSERIES LTD.**

1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 27

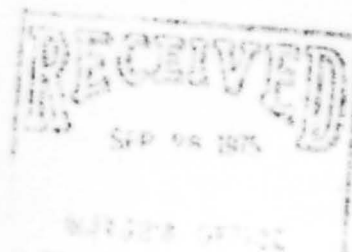
Sept. 23, 1975

CITY OF MISSISSAUGA

1 City Centre Dr.

Mississauga, Ont.

ATTN: Mr. Dobkins,



Dear Mr. Dobkins,

While continuing to endure a most serious water drainage problem on our land and having received no satisfaction from the responsible town officials, we find it necessary to make a direct appeal to your office for action.

At numerous times over the past years, we have made our situation abundantly clear to the following civil servants:

Mr. J. Terute      Mr. K. Middleton  
Mr. K. Briere      Mr. W. Richmond  
Mr. C. E. Watts      Mr. A. Franko

These men and their associates conclude that the situation should not have been allowed to occur. Although offering an inadequate shallow well to partially assist the problem with the condition that we sign off any present or future responsibility of the city, we have been given no further assistance.

Enclosed please find photo-copies of some of the letters that we have written to your representatives. There is also an open file # 212 which should contain government responses.

We are personally asking you, Mr. Dobkins, to take time to review the situation. We would then hope for an opportunity to present our alternatives in a meeting in your office.

(over)



TELEPHONE 277-1651

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1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 27

Mr. Dobkins

2 of 2

We are available at any time to discuss with you in person the particulars of the situation. Please give us that opportunity as our livelihood is at stake.

Yours truly,

*Michael Van Dongen*  
M. Van Dongen

*P. Van Dongen*  
P. Van Dongen



**VAN DONGEN'S**

**LANDSCAPING AND NURSERIES LTD.**

1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 97

TELEPHONE 277-1851

**NOTICE OF APPEAL**

The following is a letter of appeal concerning the assessment levied against the property of Michael and Petronella Van Dongen who reside at 1910 Dundas St. E., Mississauga, Ont. As per your instructions the location and description of said property is as follows:

1910 Dundas St. E.  
LT PT 2 CONC LOTS  
03322 000 000-TO-0068 369-00 0000  
PREV-21-01-070-068-36900-0000  
FR-90.000 Dp-599.000

The assessment role number is 21 05 070 068 369-00 0000

Our reasons for appeal are numerous and complex. Realistically, a hearing is required to fully explain our position, however, in short our complaints are outlined below.

Our livelihood is the growing of nursery stock on the above mentioned property. After many years of successful growing we find ourselves in an intolerable dilemma. After witnessing uncontrolled and unrestricted development all around us, we find our land is now several feet below the level of the developed land around us. Consequently, we are receiving the water run-off from all these newly planned developments around us. The construction of sewerage and the filling of the ditches causes the water to flood our land. Naturally, this is the direct cause of our many trees rotting and those managing to survive are not able to grow at the same rate our trees have done earlier. The crux of the problem is while all this development was going on, no one gave any consideration to where the water would drain





VAN DONGEN'S

LANDSCAPING AND NURSERIES LTD.

1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 27

TELEPHONE 277-1651

from our land. However, we have not been silent, complaining countless times to the Township to investigate the situation. Unfortunately no result has come about. A portion of the taxes we pay is to insure ourselves that responsible government officials monitor this development such that situations such as this do not arise. We appeal to you to eliminate our taxes as a first step to partially compensate our financial losses. Then, the Township must make the necessary changes to rid our land of this surrounding water. Then and only then could we as responsible tax-payers of twenty years feel compelled to pay these taxes. We have thought of possible alternatives and would welcome the opportunity to discuss them with an interested government official.

Yours truly

*Dated Jan 2nd. y*

*assessed Residential 33,990 -*

*Commercial*

*9,410 -*



VAN DONGEN'S

LANDSCAPING AND NURSERIES LTD.

1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 27

October 28, 1974

City of Mississauga  
1 Cit. Centre Dr.  
Mississauga, Ont.

RE: Drainage Problem, File 212

Mr. C. E. Watt,

We are very disappointed with the letter received dated  
October 24, 1974.

1. Our land was never wet when Mr. Clarkson grew vegetables on the surrounding land. Our trees grew 3-4 times faster than they do now.
2. Progress went on around us-factories, roadways, storm sewage. THIS DID CAUSE OUR WATER PROBLEM. Why not put the storm sewage to the property line?
3. Regarding the two existing catchbasins to the south of our property--we are completely unaware of them. We would appreciate anything as long as the water runs away.

We are very thankful to Mr. Terute for offering aid regarding this problem.

Pumping the water out during spring and winter can cause many problems. This is why we cannot sign the responsibilities from the township away.

It is not our fault that there is such a water problem which is ruining our nursery stock which has been and still is our livelihood for more than twenty years.

Rec'd.  
Oct. 29/74  
*[Signature]*



**VAN DONGEN'S**

TELEPHONE 277-1651

**LANDSCAPING AND NURSERIES LTD.**

1910 BURDAS ECK, EAST • MISSISSAUGA • 1 MILE W. OF HWY. 107

(2)

Within two weeks forward of this date a well-digging company will dig a well on the side of the township's road so that we can drain our land toward the well, install hydro up to that point, buy and install a pump so that we can pump the water onto the township's road.

We hope that the township pays at least a part of our expenses--well digging, well casing, hydro, pump, pipes etc.

Again, this problem of water, loss of nursery stock, all these expenses is caused by progress around us.

Please notify us of what you are going to do to help us rid ourselves of the water problem.

Yours truly,

*Michael Van Dongen*

Michael Van Dongen  
(Proprietor)

MVD/ss

c.c. to Mr. L. G. Tenute



VAN DONGEN'S

TELEPHONE 277-1651

LANDSCAPING AND NURSERIES LTD.

1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 27

October 17, 1974

City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario

Attention: Mr. Watt

Gentlemen:

This letter is to further explain our situation regarding our drainage problem on the above address.

For the last twenty years we have been situated at the above address making our livelihood off of our land via selling our trees which grow on our property. At that time we were on top of a hill needing no drainage--proven by the fact that the highway has drainage everywhere except in front of our house and that of a couple of our neighbours.

Since then, ownership of the surrounding land has changed and everyone, it seems, has raised their level--the end result being that we are in a pit-hole. No drainage had been made then for our property and has not yet been made. We are thereby, trapped with all the water of ourselves and that of our neighbours. Several times this spring the water level was 12"-15" above land level. When our employees try to dig a tree, they may sink into the mud up to their hips. Many of our trees are rotting--and this is our livelihood.

When the industries were constructed around us, the level of their parking lot was sufficient to have the water flow away from us; now that the land has settled, much of the water flows onto our land.





**VAN DONGEN'S**

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1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 27

(2)

After repeated calls to different departments, we had a return call by a Mr. Tenute. We explained the problem and stated that we needed the city's help immediately and suggested a well for the water to flow into until something permanent could be done-for example, connecting us to a sewerage system or drilling a deep well and supplying a method of pumping it empty if need be.

Upon receiving the letter about the city constructing a well-type manhole we realized the fact that THIS IS A START NOT A FINISH IN SOLVING THE PROBLEM--in the winter we will be unable to break the ice plus there is no allowance to pump the hole empty in the winter so that the spring flood would be controllable. In the spring, a hole about twenty feet deep will be full and we will still have overflow.

We would appreciate a well-type manhole as a start but we cannot sign for the bottom line on your paper which stated that a construction of a well-type manhole would finish any responsibility or involvement that the city had for the drainage of our property.

We need a hole, we have priced what you offer--for a few hundred dollars we cannot leave the city free of the responsibility of our bi-annually (spring and fall) flooded land.

We need the city's help now more than ever before. We are putting a hole in ourselves but the city should still be responsible and very much involved in our problem.



**VAN DONGEN'S**

TELEPHONE 277-1651

**LANDSCAPING AND NURSERIES LTD.**

1910 DUNDAS HWY. EAST • MISSISSAUGA • 1 MILE W. OF HWY. 97

(3)

We would greatly appreciate a construction by you of anything which would relieve us of the excess of water and we are eager and willing to discuss at any time any possibility which you may suggest.

We depend on you so that we may continue in the fashion we have had for the last twenty years.

Hoping to hear from you at your earliest convenience with a permanent solution for the problems as the situation is now.

Yours truly

*Michael Van Dongen*

Michael Van Dongen

Mr. & Mrs. Van Dongen  
1910 Dundas Hwy. E.  
Mississauga, Ontario  
L4X 1L9

February 27, 1975

City of Mississauga  
Tax Department  
BOX 3040, Station A  
Mississauga, Ontario  
L5A 3S4

RE bill received February 26, 1975

Dear Sirs.

It seems to be most difficult to obtain any satisfactory action regarding the appeal of taxes levied on our property. This tax appeal is because of our severe drainage problem. Again we restate the situation.

We have lived and worked on our land for 20 years and over the last decade the township has become progressively oblivious to the drainage problem of our area. In the past 2 years, this has cumulated to an intolerable situation. Since the level of the roads and surrounding area has been unrestrictedly and irresponsibly raised, we find ourselves receiving all excess waters and residues from surrounding areas. These trespassing waters are a product of an inadequate drainage system. The resulting swamp we find ourselves in is jeopardizing our livelihood.

Thousands of dollars of lost revenue is a direct result of these waters which cause rotting, fungus, diseases, stunted growth, and stop us from walking over the land to prune and prepare for the spring season. Additionally, as some of these waters contain highway salts and calcium, our valuable growing soil is becoming sterilized.

We are willing to pay these taxes once this problem is resolved. For your assistance in researching this problem, we refer you to the following authorities who have open files on this problem.

Township of Mississauga File #212...drainage problem.  
Local improvement court of revision file # 56-74

In anticipation of hearing from you. We remain

Yours truly

.....  
P. Van Dongen  
SVD:Pvd:avd  
2 cpy  
REGISTERED

.....  
M Van Dongen

*with 1st instalment  
from 1970 onwards*

CITY OF MISSISSAUGA

MINUTES

MEETING NUMBER EIGHT

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL

DATE OF MEETING: FEBRUARY 25, 1976

PLACE OF MEETING: COUNCIL CHAMBERS

MEMBERS PRESENT: Chairman: Councillor McCallion  
Mayor Dobkin (9:25 a.m.)  
Councillors Spence, McKechnie,  
Culham and Searle. Councillor  
Kennedy arrived at 9:30 a.m.

MEMBERS ABSENT: Councillors Killaby, Murray and  
Wolf. Councillor Wolf's absence  
was due to an official function  
on behalf of the City.

STAFF PRESENT: I. F. Markson, R. Edmunds,  
M. Millard, E. Halliday, B.  
Swedak, W. Munden, T. Julian and  
J. LeFeuvre.

DELEGATIONS - 9:00 A.M.

- A. Representatives of Proctor and Redfern re Lorne Park Road and C.N.R. grade separation. See Item #1.
- B. Representatives of Maksymec & Associates re Clarkson Road and C.N.R. grade separation. See Item #1.

MATTERS FOR CONSIDERATION:

- 1. Report dated February 2, 1976, from the Commissioner of Engineering, Works and Building in which he recommended:
  - (a) That the report to General Committee dated February 2, 1976, from William P. Taylor, Commissioner of Engineering, Works and Building with regard to the Functional Studies for the Lorne Park Road and Clarkson Road Grade Separations at the C.N.R., be received.

Continued.....



- (b) That the Functional Study Report prepared by Proctor and Redfern concerning the Lorne Park Road Grade Separation at the C.N.R. be received and that the alternative as proposed by the Consultant be adopted in principle.
- (c) That the Functional Study Report prepared by Maksymec and Associates regarding the Clarkson Road Grade Separation at the C.N.R. be received and that the alternative as proposed by the Consultant be adopted in principle.
- (d) That the Engineering Department be authorized to undertake public meetings with regard to the above mentioned studies in order to receive input, and following consideration of this input, a further report be prepared for Council consideration and adoption of a final recommendation.

Mr. E. Moroz of Proctor and Redfern, made a presentation regarding the Lorne Park Road at C.N.R. grade separation and outlined four schemes, the costs of which are as follows:

Scheme 1 - Total Cost 2.69 million - City Share \$360,000.  
Scheme 2 - Total Cost 2.18 million - City Share \$292,000.  
Scheme 3 - Total Cost 2.13 million - City Share \$308,000.  
Scheme 4 - Total Cost 1.12 million - City Share \$128,000.

Mr. Moroz advised the Committee that although Scheme 4 appears to be the least expensive, it could be the most expensive in the end as a business loss to the shopping centre would have to be taken into consideration. Councillor Spence stated that Scheme 3 would appear to have less impact on the community than the other three.

Mr. R. Maksymec of Maksymec and Associates then made the presentation regarding the Clarkson Road at C.N.R. grade separation. One scheme was proposed at a total cost of \$3,034,000. of which approximately \$180,000.00 will be the City's share. Mr. Maksymec outlined the properties to be acquired and the sequence of the work.

Councillor Spence moved that the recommendation outlined in the report dated February 2, 1976, from Mr. W. Taylor, be adopted.

File: 129-76

Approved

See Recommendation #284 (M. H. Spence)

-3- February 25, 1976.

2. Report dated February 11, 1976, from the Commissioner of Administration regarding Land Acquisition Policy and Procedure, and report dated February 10, 1976, from the Property Agent.

File: 161-75  
34-76

Approved

See Recommendation #285 (M. Dobkin)

3. Report dated February 10, 1976, from the City Clerk regarding the Environmental Advisory Board. Mr. Julian recommended that the Board be an advisor to General Committee directly rather than via the Planning and Development Committee.

File: 164-76

Approved

See Recommendation #286 (M. Dobkin)

4. Memorandum dated February 12, 1976, from the Property Agent with reference to Coram Crescent Parks and Lease of Ontario Hydro Property for park purposes. Mr. Wilkinson recommended that the Ontario Hydro License of Occupation be executed by the City.

File: 10-76  
43-76

Approved

See Recommendation #287 (M. Dobkin)

Report dated February 12, 1976, from the Property Agent with reference to the expropriation of the former Williams Property, 2128 Given Road. Mr. Wilkinson recommended that he be authorized to complete the final settlement of the expropriation as set out in his report.

File: 11-76

See Recommendation #288 (M. Dobkin)

February 25, 1975

6. Report dated February 6, 1976, from the Property Agent in which he recommended that the sum of \$1,875.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 281/75-M, H. H. Molly, being a residential lot on Argreen Road, zoned R4.

File: 66-76

Approved

See Recommendation #289 (M. Dobkin)

7. Report dated February 9, 1976, from the Property Agent in which he recommended that the sum of \$6,375.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with the three single family residential lots under applications B 283/75-M, B 284/75-M, and B 285/75-M, Elitmar Construction Limited on Clarkson Road, zoned R3 and R2.

File: 66-76

Approved

See Recommendation #290 (M. Dobkin)

8. Report dated February 9, 1976, from the Property Agent in which he recommended that the sum of \$9,648.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with applications B 97/75-M, B 98/75-M and B 99/75-M, Nedo Custom Builders et al being three industrial lots with a total combined acreage of 2.412 acres on Aimco Boulevard, zoned M2.

File: 66-76

Approved

See Recommendation #291 (M. Dobkin)

Report dated February 3, 1976, from the Property Agent in which he recommended that the sum of \$179,140.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with File T-24707, Dom Investment Limited, being a plan of four industrial blocks having a total area of about 44.785 acres more or less.

File: T-24707

Approved

See Recommendation #292 (M. Dobkin)

February 25, 1976

10. Report dated February 3, 1976, from the Property Agent in which he recommended that the sum of \$2,610.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 276/75-M, Ramros Limited covering a 8,009.28 sq.ft. parcel on Fergo Avenue, zoned R1, Section 384.

File: 66-76

Approved

See Recommendation #293 (M. Dobkin)

11. Report dated February 17, 1976, from the Property Agent in which he recommended that the sum of \$320,968.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with File T-25034, Guthrie, being an industrial subdivision of four blocks containing a total acreage of about 80.242 acres.

File: T-25034  
OZ-55-74

Approved

See Recommendation #294 (M. Dobkin)

12. Report dated February 9, 1976, from the City Treasurer with reference to Inspection of Surety Bonds. Mr. Munden recommended that Council endorse the current coverage by Scottish and York Insurance Company Limited under the Crime Insurance Policy as outlined in his report and direct that the Crime Insurance Policy be deposited with the City Treasurer for safekeeping.

File: 31-76

Approved

See Recommendation #295 (M. Dobkin)

13. Report dated February 23, 1976, from the City Treasurer regarding Apportionment of Taxes. Mr. Munden recommended that the list of apportionments attached to his report be approved pursuant to Section 547 (1) of the Municipal Chapter 284, R.S.O. 1970, as amended. Resolution to that effect will be presented to Council on March 8, 1976.

File: 20-76

Approved

See Recommendation #296 (M. Dobkin)



- (c) Council shall not entertain any deputations for purposes of disputing the ruling of the Tax Review Committee.

NOTE: The recommendation refers to a five member committee and only three were appointed. Therefore, it is necessary to appoint two additional members.

15. Report dated February 10, 1976, from the City Treasurer regarding investment of surplus funds. Mr. Munden recommended that the City of Mississauga invest surplus funds in the Region of Peel if it is to the advantage of the City. This report was prepared as a result of a letter dated January 27, 1976, from the Region of Peel.

File: 35-75

Approved

See Recommendation #298 (D. Culham)

February 25, 1976

16. Letter dated February 10, 1976, from the Mississauga Association for the Mentally Retarded requesting Council's confirmation of a grant of \$6,000.00 to the Association which was recommended in 1975. During the discussion of this item, Mayor Dobkin moved that the following persons be appointed to the Grants Committee: Mayor Dobkin; Councillors McKechnie and Searle.

File: 30-76

Approved

See Recommendation #299  
(D. Culham - a)  
(M. Dobkin - b)

17. Letter dated February 11, 1976, from the Navy League of Canada, Streetsville Branch, requesting permission to hold Tag Days in the City on April 29 and 30 and May 1, 1976. During the discussion of this item, Mayor Dobkin also suggested that Girl Guide Cookie Day in Mississauga, be approved.

File: 74-76

Approved

See Recommendations #301 and #302  
(M. Dobkin)

18. Letter dated February 4, 1976, from Metropolitan Toronto, together with Report no. 6 of The Metropolitan Executive Committee (consisting only of Clause No. 1 headed "Provincial Guideline Difficulties"). Metro requested Council's support and endorsement. Considerable discussion took place regarding this matter and Mayor Dobkin introduced an amendment; however, it was decided to deal with the amendment as a separate motion later in the meeting.

File: 83-76

See Recommendation #300 (D. Culham)

19. Report of the Administration and Finance Committee meeting held on February 10, 1976, setting out guidelines to be considered during current budget discussions.

File: 91-76  
33-76

See Recommendation #324 (M. H. Spence)

-8- February 25, 1976

At 10:35 General Committee moved into Council. Council meeting was adjourned at 11:40 a.m. Committee reconvened.

20. Report dated February 11, 1976, from the Commissioner of Engineering, Works and Building with reference to traffic signal installation at Burnhamthorpe Road and Fieldgate Drive. Mr. Taylor recommended that an additional expenditure in the amount of \$3,400.00 not be authorized to be spent for the immediate temporary installation of traffic signals at Burnhamthorpe Road and Fieldgate Drive.

File: 86-76

Approved

See Recommendation #303 (M. Dobkin)

21. Report dated January 26, 1976, from the Commissioner of Engineering, Works and Building and the Commissioner of Recreation and Parks with reference to the connecting link of Paisley Boulevard between Central Parkway and Stillmeadow Boulevard. Mr. Taylor recommended that his report be accepted and that the City proceed to obtain commitments from the developers of the three sites in question in the appropriate individual amounts and then proceed to negotiate with Mr. J. Heck for the acquisition of approximately 2.9 acres for land from him for the extension of existing Gordon Lummiss Park and the completion of the Paisley Boulevard right-of-way at a net cost to the City to be no greater than \$115,000.00; these monies to be obtained from the 5% cash fund for parklands made by developers in lieu of land dedication.

File: 10-76  
T-23931  
OZ-32-73  
OZ-19-73

Approved

See Recommendation #304 (D. Culham)

February 25, 1976

22. Letter dated January 26, 1976, from the Region of Peel with reference to South Peel Sewer and Water System Population Projections, together with report dated October 8, 1975, from the Regional Chief Administrative Officer and report dated December 29, 1975, from the Regional Commissioner of Public Works.

File: 95-76

Received

See Recommendation #305 (H. E. Kennedy)

23. Report 3-76 of the Taxicab Authority meeting held on February 16, 1976. It was suggested that recommendation #16 on this report regarding disciplinary action be referred back to the Taxi Authority for further consideration.

File: 9-76A

See Recommendations #325 to #336  
(M. Dobkin)

24. Mr. L. H. Parsons, Chairman, Region of Peel, appeared before the Committee with reference to the disposition of the Ontario Water Resources Commission funds, a matter which is presently before the Supreme Court of Ontario.

Received File 95-76 See Recommendation #321 (M. Dobkin)

Report dated February 12, 1976, from the Commissioner of Recreation and Parks with reference to a request from the Mississauga Track and Field Club for financial assistance. Mr. Halliday recommended that:

- a) the Mississauga Track & Field Club and other similar groups be encouraged to become self-supporting.
- (b) the Club investigate funding for competitor development through the Ministry of Culture and Recreation as well as their provincial sport governing body.
- c) the Club's policy of not granting travel funds, be reconfirmed.

Continued.....



ITEM 25 CONTINUED:

-10-

February 25, 1976

Councillor Spence suggested that the Club also investigate funding through the Wintario Lottery.

File: 30-76  
34-76

Approved

See Recommendation #306 (H. E. Kennedy)

26. Report dated February 10, 1976, from the Commissioner of Recreation and Parks recommending that the use of Pirri's Market be made available to the Synchronized Swimming Club on April 24 and to the Rotary Club on May 15, 1976, for the purpose of holding garage sales.

File: 111-76

Approved

See Recommendation #307 (M. H. Spence)

27. Report dated February 9, 1976, from the Commissioner of Recreation and Parks with reference to the establishment of a Civic Beautification Committee. This report was prepared as a result of a letter dated January 2, 1976, from The Mississauga Times. Mr. Halliday recommended that such a committee be established and the suggested membership; that the City accept the offer from the Mississauga Times to promote the awards program through its media and others; to finance the cost of promotion, judging and awards; and that the committee develop other sources of support so that there will be no direct costs to be borne by the City. The Mayor stated that the Mississauga Times should be congratulated for suggesting such an excellent programme for the City.

File: 144-76

Approved

See Recommendation #308 (D. Culham)

At 11:20 a.m. Mayor Dobkin welcomed to the meeting, 37 students who were guests of the Student Council, Queen Elizabeth Senior Public School. Mr. Beffort of Queen Elizabeth School explained to the members of the Committee, the exchange programme which was taking place between his students and those visiting from Moose Factory. Mayor Dobkin presented a City of Mississauga Flag to Mr. Johnson, the teacher accompanying the students from Moose Factory; this flag to be presented to the Mayor of Moose Factory.

28. Report dated February 9, 1976, from the Commissioner of Recreation and Parks with reference to the supply of fertilizer, tender TR 2 - 1976. Mr. Halliday recommended that this contract be awarded in two parts - Item 1 to Lesca Holdings Limited in the amount of \$42,040.00 and Items 2 and 3 to Brockville Chemical Industries Limited in the amount of \$5,676.35.

File: 21-76

Approved

See Recommendation #309 (F. McKechnie)

29. Report dated February 6, 1976, from the Commissioner of Recreation and Parks with reference to the supply and/or laying of nursery sod. Mr. Halliday recommended that the contract not be awarded to Evans Turf Farms Limited (the only bidder) and that the Supply and Services Division recall the tender extending an invitation to all known suppliers to bid.

File: 21-76

Approved

See Recommendation #310 (D. Culham)

30. Report dated February 12, 1976, from the Commissioner of Recreation and Parks with reference to a Tree Preservation Policy on Development Sites through Engineering Agreements. Mr. Halliday recommended that his report be adopted and that one Technologist position be approved to administer the Policy on behalf of the Recreation and Parks Department. It was suggested that the principle of this procedure be adopted and that the matter of the additional staff required be referred to budget discussions. It was then recommended to defer the entire matter.

File: 120-76 & 34-76

Deferred

See Recommendation #311 (D. Culham)

February 25, 1976

31. Memorandum dated February 18, 1976, from Councillor David Culham with reference to the fee structure for arenas during less competitive time periods. It was recommended that this be referred to staff for report. File: 17-76

Approved

See Recommendation #312 (D. Culham)

32. Report dated February 16, 1976, from the Commissioner of Planning with reference to Municipal Land Ownership - York University Conference Papers, November 12-14, 1975. Mr. Edmunds recommended that this material be referred to the Official Plan Task Force for consideration as part of the proposed study of the merits of a Development Corporation for the Core Area; and also to the Municipal Development Co-ordinator if Council approves this position in 1976.

File: 35-75  
140-76

Approved

See Recommendation #313 (M. Dobkin)

33. Notice of Application to the Ontario Municipal Board by the Corporation of the Borough of Etobicoke for approval of its Restricted Area By-law 3703, being a by-law affecting the parking of recreational vehicles on residential properties. The Commissioner of Planning advised that he could see no reason for the City to object to this particular by-law.

File: 103-76      See Recommendation #314 (M. Dobkin)

34. Report dated January 29, 1976, from the Commissioner of Planning and Report dated February 16, 1976, from the Property Agent with reference to a proposed Offer to Exchange Lands submitted by Superior Heights Associates Limited and Dalmation Farms Limited. Messrs. Edmunds and Wilkinson recommended that the exchange as proposed not be accepted. Mr. C. Martin, developer of the two proposed plans, appeared before the Committee and requested that a decision be made so that he can determine whether to proceed with the development or abandon it. In answer to a question from the Committee, Mr. Martin advised that he would be willing to purchase the City owned land at market value.

Continued.....

February 25, 1976

The Staff was requested to prepare a report for consideration of the General Committee on the feasibility of disposing of the City owned lands on Whaley Drive (Block C, Plan 906 and part of Whaley Drive adjacent to Lot 14, Plan 401.)

File: T-24773  
T-74168

See Recommendation #315 (D. Culham)

35. Report dated February 17, 1976, from the Commissioner of Planning regarding proposed Official Plan amendment No. 252 which was prepared as a result of a letter from the Ministry of Housing dated December 17, 1975, listing a number of suggested modifications. Mr. Edmunds recommended that the Ministry of Housing be advised that the proposed amendments are acceptable to the City of Mississauga.

File: O.P. 252

Approved

See Recommendation #316 (M. Dobkin)

36. Letter dated February 17, 1976, from the Region of Peel together with a report dated January 26, 1976, from the Regional Commissioner of Planning regarding Environmental Protection Areas.

File: 35-75

Received

See Recommendation #317 (M. H. Spence)

37. Letter dated February 13, 1976, from the Region of Peel regarding possible alteration of existing Pits and Quarries Control Act. It was recommended that this be referred to the Commissioner of Planning.

File: 82-76

Approved

See Recommendation #318 (M. Dobkin)



38. Report 2-76 of the Condominium Development Committee meeting held on February 10, 1976.

File: 155-76

Approved

See Recommendations #337 to #345  
(M. Dobkin)

39. Memorandum dated February 6, 1976, from the Planning Commissioner to the City Manager regarding Blocks M and L, Plan 550. The Committee also considered a letter dated February 3, 1976, from Mr. G. J. Smith of Weir and Foulds. Direction was requested from Council as to whether the Planning Study described in the Memorandum of Understanding (attached to the material) should be carried out in view of the decisions made by Council subsequent to their adopting the Memorandum. It was decided not to make a recommendation on this matter and that it be referred to Council without a recommendation. Mr. Smith to be invited to attend the Council meeting.

File: R.P. 550 See Recommendation #319 (D. Culham)

40. Letter dated February 11, 1976, from McLean, Lyons and Kerr, solicitors for Steinberg's Limited who operate a food market in Westwood Mall. The letter refers to the application by Cedardown Management Co. OZ-62-75 and approval of this application. Councillor McKechnie moved that no action be taken on the letter.

File: OZ-62-75

Received

See Recommendation #320 (F. McKechnie)

Two additional items were considered by the Committee as follows:

41. Motion by Mayor Dobkin as follows:

Be It Resolved that the Province of Ontario be requested that, when in the future they decrease taxation revenues, when such revenue decreases are not contained in their yearly budgetary forecasts, that the transfer of grants

Continued.....

ITEM 4 1 CONTINUED:

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February 25, 1976

made to municipalities based on the Edmonton Commitment not be decreased and penalized and further, that this resolution be forwarded for consideration to all municipalities in Ontario with a population of 50,000 or greater.

File: 33-76  
83-76

Approved

See Recommendation #322 (M. Dobkin)

42. Motion by Councillor Culham as follows:

That the City not proceed with the acquisition of the Pinehaven Nurseries proposed plan of subdivision and that the subdivision process be continued.

File: T-75184

Approved

See Recommendation #323 (D. Culham)

43. Councillor McCallion advised the members of the Committee that the property adjacent to the Streetsville Library, being part of Lot 1, Plan Str. 4 was now available for purchase.

File: 8-76  
177-76

Received

After completion of the regular agenda, the Committee moved In Camera to discuss two items. The Committee moved out of Camera at 12:45 p.m. and made no further recommendations.

RECOMMENDATIONS:

As Per Report No. 8-76

ADJOURNMENT:

12:45 p.m.

CITY OF MISSISSAUGA

MINUTES

MEETING NUMBER NINE

NAME OF COMMITTEE:

GENERAL COMMITTEE OF COUNCIL

DATE OF MEETING:

March 3, 1976

PLACE OF MEETING:

Council Chambers

MEMBERS PRESENT:

Chairman: Councillor Kennedy  
Mayor Dobkin (9:20 a.m.)  
Councillors Spence (9:45 a.m.);  
Killaby, McRechnie (9:25 a.m.);  
Culham, Searle, Wolf, and  
McCallion (9:20 a.m.).

Councillor Searle left the meeting  
at 11:00 a.m.; Mayor Dobkin and  
Councillor Kennedy left at 2:45 p.m.

MEMBERS ABSENT:

Councillor Murray.

STAFF PRESENT:

I. F. Markson, R. Edmunds, W. Taylor,  
W. Munden, J. Parrow, J. Lethbridge,  
E. Halliday, S. Martin, E. Dowling,  
M. Millard, B. Clark, T. Julian, and  
J. Lefevre.

DELEGATIONS - 9:00 A.M.

- A. Mr. W. A. Salter of Taro Properties Incorporated re  
"Creditview" - an Innovative Single Family Community.  
See Item #1.
- B. Mr. Don Cole on behalf of Urban Development Institute re  
Planning Committee recommendation of February 4, 1976,  
with reference to a freeze on condominium townhouse  
projects. See Item #2.
- C. Mr. H. Thompson re Sylco Const. & V & B Inv. - application  
OZ-83-75. See Item #3.
- D. Mr. R. P. G. Pennington re Liruma Road Medical Clinic.  
See Item #4.



March 3, 1976

1. Letter dated January 22, 1976, from Taro Properties Incorporated with reference to "Creditview" an Innovative Single Family Community, and material related to the presentation. Mr. W. A. Salter appeared before the Committee and outlined the background which led to the presentation being made. He introduced members of his "team" who assisted in the preparation of the presentation, including engineering consultants, planning consultants, architects, landscape architects, solicitors. Mr. Tom Salter then presented a slide presentation which showed the proposed development. The lands in question are located between Confederation Parkway and the C.P.R., and Burnhamthorpe Road to proposed Highway 403. After the slide presentation, the delegation answered questions put to them by the members of the Committee. The Committee expressed enthusiasm regarding the development and Councillor Searle introduced a motion suggesting the release of the development for processing. The Planning Commissioner expressed his concerns, being: (1) The land is presently designated as Industrial; however, the consultants for the Official Plan Review have recommended that this be changed to Residential; (2) The Burnhamthorpe Corridor transportation problem which already exists.

Mayor Dobkin expressed concerns as follows:

1. Since this development will provide "affordable" housing, consideration should be given to eliminating speculation.
2. Church sites should be included in the development.
3. Traffic on Burnhamthorpe Road.
4. Treatment of proposed Highway 403.
5. Financial and capital implications of the development.

Concern was also expressed with respect to the present heavy workload already facing the staff of the Planning Department. Councillor Spence suggested that if the processing of this development interferes with the present workload of the Planning Department, that consultants be retained at the cost of the developer.

Councillor McCallion requested reports from the City Manager and the Planning Commissioner outlining the financial implications of the proposed development; these reports to be available at the Council meeting on March 8, 1976.

File: 120-76

See Recommendation #346 (R. A. Searle)



March 3, 1976

2. Mr. Don Cole, Chairman of the Peel Liaison Committee, Urban Development Institute, appeared before the Committee regarding the Planning Committee recommendation made on February 4, 1976, pertaining to the freeze on condominium townhouse units. Mr. Cole stated that the recommendation was severe and did not recognize that the development industry is part of the public. He stated that a lot of condominiums were being built; however, they are the only form of low and moderate type of housing available to the public in the City of Mississauga at the present time. He requested that the General Committee reject the Planning Committee's recommendation. Councillor McKechnie suggested that Mr. Cole's presentation be received and referred to the Planning Committee meeting this evening.

File: 120-76  
155-76

See Recommendation #347 (F. McKechnie)

3. Mr. Hugh Thompson, representing Sylco Construction Limited and V and B Investments Limited, appeared before the Committee regarding application OZ-83-75. This application was considered by the General Committee on February 4, 1976, when it was recommended that the recommendation of the Commissioner of Planning recommending approval, be adopted, with the following amendment: "and further, that the proposed townhouses be based on freehold and not condominium." Council considered this recommendation on February 9, 1976, and deferred consideration of it until the Planning Committee recommendation regarding the freeze on condominium townhouses was considered. Councillor Culham moved that this application be deferred to the next General Committee meeting.

File: OZ-83-75

See Recommendation #348 (D. Culham)

Following Mr. Thompson's presentation, Councillor McKechnie read a statement with reference to the Westwood Abbey Condominium development (Darcel Avenue) and the firm of Rogers, Thompson, Meyer.

March 3, 1976

4. Memorandum dated February 25, 1976, from Councillor Culham regarding the proposed Medical Clinic on Liruma Road. Council, on January 26, 1976, deferred further consideration of this matter pending discussion of this proposal with the appropriate officials. In his memo, Councillor Culham recommended that no further action be taken on this matter and that if there is disagreement by the owner of the site, it would be the opinion of the Legal Department that the owner take the necessary legal steps to take their individual rights. Mr. R. P. G. Pennington, representing the applicant, attended the meeting and suggested that another meeting be held with the adjacent property owners so that he could be present to explain the proposal. Councillor Culham recommended that the matter be deferred until the Solicitor's comments are received.

File: 25-76  
156-76

See Recommendation #349 (D. Culham)

5. Report 3-76 of the Administration and Finance Committee meeting held on February 24, 1976. The City Manager explained to the Committee that in order to deal with recommendation #9 on the report (suggested amendment to City Manager's report re relationship of Council and Staff to civic committees) the matter must be reopened for discussion as it has already been considered by General Committee and Council. This matter was referred to Council on March 8, 1976. The remainder of the report was adopted.

File: 91-76

See Recommendations #371 to 373 incl.  
(H. E. Kennedy)

6. Report 2-76 of the Vandalism Task Force meeting held on February 23, 1976. Recommendation #7 was amended to read:

"That the report from Mr. D. P. Wilkinson of the Peel Board of Education indicating that the cost of vandalism to the Board for the year 1975 was \$194,031.00 compared to \$332,000.00 in 1974, representing a drop in vandalism costs of 41.7%, be received."

Recommendation # 10 was amended to read as follows:

"That the local radio station, CJMR be thanked for their involvement in publicizing the Vandalism Task Force's work and that the Community Message as heard at the meeting be authorized for broadcasting."

Continued.....

ITEM 6 CONTINUED:

-4-

March 3, 1976

The remainder of the report was adopted as presented.

File: 176-76

See Recommendations #374 to #378 incl.  
(D. Culham)

7. Report dated February 23, 1976, from the Commissioner of Engineering, Works and Building regarding payment to the developer, Melba Construction Ltd. for the portion of a specific watercourse improvement works. Mr. Taylor recommended that the developer be paid the amount of \$7,810.16 as their portion of the value of the permanent watercourse improvement works carried out for a levy amount previously paid to the Town of Mississauga.

File: M-98

Approved

See Recommendation #350 (M. Dobkin)

8. Report dated February 19, 1976, from the Commissioner of Engineering, Works and Building regarding a complaint by Mrs. P. Beynon of 452 Ginger Downs. Mr. Taylor recommended that parking be prohibited at any time on both sides of Lolita Gardens from the easterly leg of Ginger Downs to Silver Creek Boulevard. This was as requested by Mrs. Beynon.

File: 86-76  
6-76

Approved

See Recommendation #351 (M. Dobkin)

9. Report dated February 16, 1976, from the Commissioner of Engineering, Works and Building regarding the Ministry of Transportation and Communications subsidy allocation to the City for 1976. Mr. Taylor recommended:

- (a) That the Forms OB-MR-28 showing proposed total expenditures and proposed subsidizable expenditures be approved and submitted to the Ministry of Transportation and Communications.
- (b) That the Ministry of Transportation and Communications be requested to review the additional expenditures as

Continued....

March 3, 1976

proposed in view of the fact that the City of Mississauga is faced with extraordinary expenditures due to the growth pattern taking place and, therefore, deserve special merit re subsidy allocations.

File: 22-76

Approved

See Recommendation #352 (M. Dobkin)

10. Report 2-76 of the Traffic Safety Council meeting held on February 18, 1976. The City Manager pointed out to the Committee that recommendations 14(b) and 23 contained financial implications (14(b) - construction of safety sidewalk on Balsam Avenue; 23 - location of school crossing guard at Catalpa & Morningstar). Item 14(b) was referred to the Physical Services Committee and Item 23 was referred to current budget discussions. Discussion also took place with reference to Item 22 which suggested an amendment to the current seat belt legislation to require all individuals in a car to use seat belts at all times. This recommendation was deleted from the report. The remainder of the report was adopted as presented.

File: 46-76

See Recommendations #379 to #394  
(D. Culham)

11. Report 2-76 of the Physical Services Committee meeting held on February 24, 1976. Item 8 on this report contained a number of recommendations with reference to storm drainage. A discussion took place regarding the "earmarking" of development funds to carry out storm drainage works in particular areas of the municipality. Mayor Dobkin requested that the Chairman of the Physical Services Committee formulate a policy regarding storm run off. No amendments were made to this report.

File: 99-76

ApprovedSee Recommendations #395 to #399 Incl.  
(H. E. Kennedy)



March 3, 1976

12. Letter dated January 23, 1976, from the Region of Peel with reference to the sale of Region Owned Land, Erin Mills Parkway and Fowler Drive, together with report from the Regional Commissioner of Public Works dated December 10, 1975. The Committee was advised that the Commissioner of Parks and Recreation is in agreement with the surplus lands being conveyed to the abutting owners even though interest was expressed at one time by his Department to use such land for parkette purposes. Both the Engineering Department and Parks Department concur with the Region that the one foot reserve be deeded to the Region of Peel for subsequent dedication to the adjoining owners.

File: 35-76  
18-76

Approved

See Recommendation #353 (M. Dobkin)

13. Report dated February 23, 1976, from the Commissioner of Planning in which he recommended that the Planning Staff continue to record the names and addresses of objectors to and supporters of applications registered at public meetings, together with reference to the nature of the comments received, but that such material not be included in reports to General Committee and Council. This report was prepared as a result of the following proposed motion by Councillor McCallion (September 24, 1975):

"That objections registered at Public Meetings be included in Planning Committee Reports to General Committee."

Mr. Edmunds' recommendation was adopted.

File: 12-75  
25-75

Approved

See Recommendation #354 (M. Dobkin)

14. Letter dated February 20, 1976, from the Region of Peel to the Toronto Area Transit Operating Authority regarding Inter-Regional Transportation between Region of Peel and Metropolitan Toronto. This was for the Committee's information.

File: 170-76

Received

See Recommendation #355 (M. Dobkin)

March 3, 1976

15. Report 3-76 of the Condominium Development Committee meeting held on February 24, 1976. Recommendation #19 dealing with the Planning Committee recommendation regarding a temporary freeze on condominium townhouse units, was referred to the Planning Committee meeting on March 3, 1976. The remainder of the report was adopted as presented.

File: 155-76      See Recommendations #400 to #403 Incl.  
(D. Culham)

16. Report 1-76 of the Architectural Conservation Advisory Committee meeting held on February 16, 1976. Recommendation #5 on this report was amended to read as follows:

"That the Secretary of the Architectural Conservation Advisory Committee be requested to contact Mr. R. Rogers of the Ontario Heritage Foundation to ascertain reasons for his wish to address the Architectural Conservation Advisory Committee."

The remainder of the report was adopted as presented.

File: 163-76      See Recommendations #404 to #409 Incl.  
(M. Dobkin)

17. Report 3-76 of the Planning Committee meeting held on February 18, 1975. Item 5 on this report with reference to File T-74320, 285-239 Ontario Limited was referred to the General Committee for consideration. The applicant requested two amendments to the Consolidated Report:

(i) That the 18 acres of valley land which are to be conveyed to the Municipality gratuitously, form part of the 5% land dedication.

(ii) That the two \$2,000.00 per gross acre levies not apply to the 18 acres of valley land.

It was the opinion of the Committee that no change should be made to the policy on 5% dedications. The Commissioner of Engineering, Works and Building advised that he recommended against the waiving of the \$2,000.00 per gross acre levies on the valley lands. The recommendation on this item was amended to read:

Continued.....

March 3, 1976

"That the Conditions of Draft approval dated February 18, 1976, and the Consolidated Report dated January 5, 1976, for proposed plan of subdivision T-74320, 285-239 Ontario Limited, be approved."

The recommendation on Item 7 was amended to read:

"That the rezoning application under File OZ-73-72, Hills and Valley Company Limited and Goldentown Company Limited be deferred for a period of thirty days for the applicant to confer with adjacent property owners and investigate the possibility of land assembly."

The remainder of the report was adopted as presented, including the Environmental Advisory Board Minutes of February 2, 1976.

File: 109-76  
151-76

See Recommendations #410 to #425 Incl.  
(H. E. Kennedy)

18. Letter dated February 20, 1976, from Cadillac Fairview Corporation regarding Sawmill Creek. The Commissioner of Engineering, Works and Building requested Council's direction regarding this matter. It was recommended that Cadillac Fairview be requested to make a presentation to the General Committee on works done on the Sawmill Creek.

File: 54-76      See Recommendation #356 (D. Culham)

19. Memorandum dated February 24, 1976, from Councillor David Culham with reference to a stop sign on Glengarry Road at the intersection of Old Carriage Road. It was recommended that by-laws be prepared to establish a stop sign on Glengarry Road at the intersection of Old Carriage Road.

File: 86-76

Approved

See Recommendation #357 (D. Culham)

March 3, 1976

20. Report dated February 20, 1976, from the Commissioner of Recreation and Parks regarding Arbor Day. Mr. Halliday recommended the following:

- (a) That the May 5th and 7th date be confirmed for Arbor Day Activities.
- (b) That the Central Library Planting ceremony and the school programme be endorsed.
- (c) That the Art Display at the Central Library be endorsed.

The Committee was advised that an expenditure of approximately \$1,300.00 would be involved in the Arbor Day activities and that this amount was included in the Department's 1976 budget.

File: 17-76

Approved

See Recommendation #358 (F. McKechnie)

21. Correspondence from the Chairman of the Planning Act Review Committee dated February 16, 1976, in which he requested that he be advised by March 12, 1976, the names and number of people who will be participating in the meetings referred to. The Committee was advised that the meetings with elected officials will take place in Toronto on April 2 and April 5 in the afternoon. The following members of Council will attend: The Chairman and Vice Chairman of the Planning Committee and Councillor Culham.

File: 12-76

See Recommendation #359 (M. Dobkin)

22. The City Solicitor requested that the draft financial agreement be discussed at this meeting; however, it was decided to defer consideration of it until the General Committee meeting on March 10, 1976, when the matter of lot levies will be discussed.

File: 120-76

See Recommendation #360 (H. McCallion)



March 3, 1976

23. The City Solicitor stated that he would like to report, verbally, on three matters relating to the Judicial Inquiry. It was decided that he make his report at the Council meeting on March 8, 1976.

File: 173-76      See Recommendation #361 (M. H. Spence)

24. The Committee considered the draft agreement dated March 2, 1976, between the Corporation of the City of Mississauga, the Region of Peel and the Minister of the Environment regarding the payment of \$2,500,000.00 presently waiting to be paid in respect of the "O.W.R.C. funds". The City Solicitor advised that he wished to include another clause in the agreement stating that each of the parties (City and Region) will account for what they presently have in trust". This addition was agreed upon and it was recommended that the agreement be executed by Council on March 8, 1976.

File: 95-76      See Recommendation #362 (M. Dobkin)

The following additional items were considered by the General Committee:

25. Report dated March 2, 1976, from the Commissioner of Recreation and Parks, prepared as a result of a request by Councillor Culham to review City Ice Rental Rates. Mr. Halliday recommended:

- (a) That the rate of \$21.00 per hour for ice rental time at Huron Park Arena, be reconfirmed and that the City not subsidize the activity of the "Morning Glories".
- (b) That the Recreation and Parks Department continue to work with the Morning Glories in an attempt to make the programme viable.

File: 17-76

Approved

See Recommendation #363 (D. Culham)

March 3, 1976

26. Report dated March 2, 1976, from the Manager, Employee and Labour Relations regarding summer student rates for the Recreation and Parks Department; together with report dated February 19, 1976, from the Director, Administration and Planning, Recreation and Parks Department, with reference to new rates for hourly rated temporary personnel employed by the Recreation and Parks Department. It was recommended that the proposed rates as set out in both reports, be approved.

File: 40-76

Approved

See Recommendation #364 (D. Culham)

27. Councillor McCallion introduced the following recommendation:

"That Councillors McKechnie, McCallion and Spence be appointed to a committee to present a sign by-law to Council for consideration."

File: 25-76

Approved

See Recommendation #365 (H. McCallion)

28. Councillor Killaby advised the Committee that the Commissioner of Planning has, on several occasions, contacted the Region of Peel asking that he or a member of his Staff be included in the technical meetings in relation to the sanitary landfill sites in the City of Mississauga and his requests have never been acknowledged. She stated that she would like to present a resolution to Council appointing the Planning Commissioner or a member of his Staff to the Technical Committee.

File: 113-76

Approved

See Recommendation #427 (C. J. Killaby)

March 3, 1976

29. Councillor Wolf introduced the following recommendation:

"Whereas the City of Mississauga is losing a considerable amount of money in processing Committee of Adjustment applications and appeals to decisions of the Committee of Adjustment;

Be It Resolved:

1. That the Committee of Adjustment, in liaison with the Legal Department submit to Council an estimate of actual costs compared to collected fees as stipulated by Provincial Legislation.
2. That the Province via Regional Council be asked to compensate the area municipalities for losses arising from Committee of Adjustment services, decisions and appeals.

File: 32-76

Approved

See Recommendation #367 (H. Wolf)

30. Councillor Culham introduced the following recommendation:

"That Staff expedite the draft agreement relating to the garbage dump (Fowler Drive land) and, if possible that it be on an early General Committee Agenda."

File: 113-76

Approved

See Recommendation #366 (D. Culham)

31. The Commissioner of Engineering, Works and Building advised the Committee that due to financial restraints, he was recommending that for the balance of the 1975-1976 winter season (March, April, November and December) that no further snow removal take place. Plowing would continue in the normal manner but the snow would not be trucked away. Mayor Dobkin suggested a further step as follows: That in the event of any further snow storms this season, that only arterial roads and neighbourhood collectors be plowed. Councillor McCallion suggested that an appeal be made to the residents of Mississauga to move their cars from the roadways after a snow fall. It was decided to adopt Mr. Taylor's recommendation.

File: 24-76

See Recommendation #426 (D. Culham)

March 3, 1976

32. Councillor Spence made the following recommendation:

"Whereas concern is being expressed in many sectors regarding the conservation of energy;  
Whereas "if you are not part of the solution, you are part of the problem";  
THEREFORE be it resolved that the City of Mississauga office lights be turned off at 6:00 p.m. if they are not being used.

This recommendation was lost.

File: 115-76

At 2:15 p.m., the Committee moved In Camera. The Committee moved Out of Camera at 2:55 p.m. and considered the following recommendations:

33. Recommendation by Councillor McKechnie:

"That the Property Agent be authorized to complete the acquisition of approximately 9 acres of land (all of Block D, 7.013 acres, and part of Block C, about 2 acres) from proposed plan T-23374, Signet Properties, on the following terms for a Worksyd site:

- (1) 4.2 acres to be dedicated as the 5% contribution out of the total plan acreage of 84.275 acres.
- (2) .91 acres (approximately) of flood plain land to be deeded gratuitously.
- (3) 3.9 acres approximately, at the price of \$63,000.00 per acre;

and further, that the Engineering and Parks Departments explore various methods of designing and erecting the building, such as building proposals by industrial builders and developers; designed by the Engineering Department and built by tender, and any other means they deem advisable to explore; and further, that this building be subject to site plan and landscaping controls."

File: 24-76  
T-23374

Approved

See Recommendation #368 (F. McKechnie)



March 3, 1976

34. Recommendation by Mayor Dobkin;

That the case be settled and the sum of \$3,465.00  
be returned to Breton and Sylco.

File: R.P. 953

Approved

See Recommendation #369 (M. Dobkin)

35. Recommendation by Councillor Spence:

"That the City of Mississauga continue to  
negotiate the present arrangements with the  
Ontario Humane Society for full service but  
based on a new contract satisfactory to both  
parties."

File: 109-75

Approved

See Recommendation #370 (M. H. Spence)

RECOMMENDATIONS:

As Per Report No. 9-76

ADJOURNMENT:

3:00 p.m.